

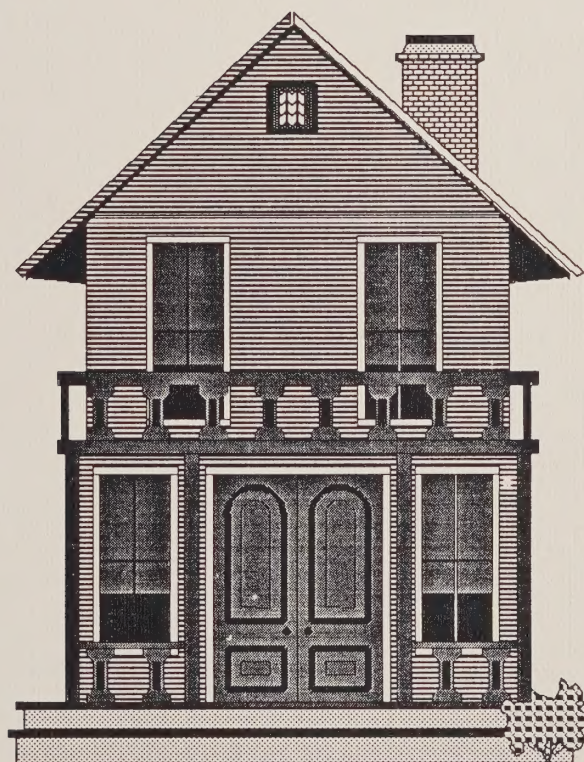
CITY OF MANHATTAN BEACH

HOUSING ELEMENT

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HOUSING ELEMENT

CITY OF MANHATTAN BEACH

March 1992

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One of the purposes of a local housing element is to ensure that state housing goals are achieved at the local level. At the same time, local conditions are to be considered and local objectives are to be preserved.

A housing element must include an assessment of existing housing needs, an inventory of resources and constraints which would affect positive future needs, and a statement of community goals, policies, and quantified objectives designed to help maintain, preserve, improve, and develop housing. The needs analysis must address special needs groups such as the elderly, handicapped, and large families.

This element consists of all of these items. In addition, separate studies regarding market trends and demographics have been prepared.

1. INTRODUCTION

The housing element is one of seven state mandated elements that must be included in a local general plan. When adopting requirements regarding the content of Housing Elements, it was the stated intent of the California State Legislature as expressed in Section 65581 of the Government Code:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

The state housing goal, as declared in Section 65580 (a) of the California Government Code is that:

...the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

Thus, the purpose of a local housing elements is to assure that state housing goals are achieved at the local level. At the same time, local conditions are to be considered and local autonomy is to be preserved.

A housing element must contain an assessment of existing housing needs, an inventory of resources and constraints which would affect meeting those needs, and a statement of community goals, policies, and quantified objectives designed to help maintain, preserve, improve, and develop housing. The needs analysis must address special needs groups such as the elderly, handicapped, and large families.

This element contains all of these items. In addition, separate sections regarding coastal issues and condominium issues have been provided.

This element was made available for public review December 10, 1991. A public workshop regarding the element was held by the Manhattan Beach Planning Commission on January 29, 1992. In addition public hearings were held before the Planning Commission on February 12, 1992 and February 26, 1992 and the City Council on April 14, 1992. The availability of the document as well as the workshops and hearings were advertised in the newspaper and cable television.

2. POPULATION, HOUSEHOLD, AND HOUSING CHARACTERISTICS

POPULATION

This section describes characteristics of the population residing in the City of Manhattan Beach on a full-time basis. It does not address characteristics of daytime, weekend, or seasonal occupants of the City.

The City has been divided into the eight census tracts shown in Figure 1. Federal Census data is compiled on the basis of these tracts. In addition, for planning purposes, the City has been divided into the six planning areas shown in Figure 2. Census tracts and planning areas are related as follows:

TABLE 1
PLANNING AREAS

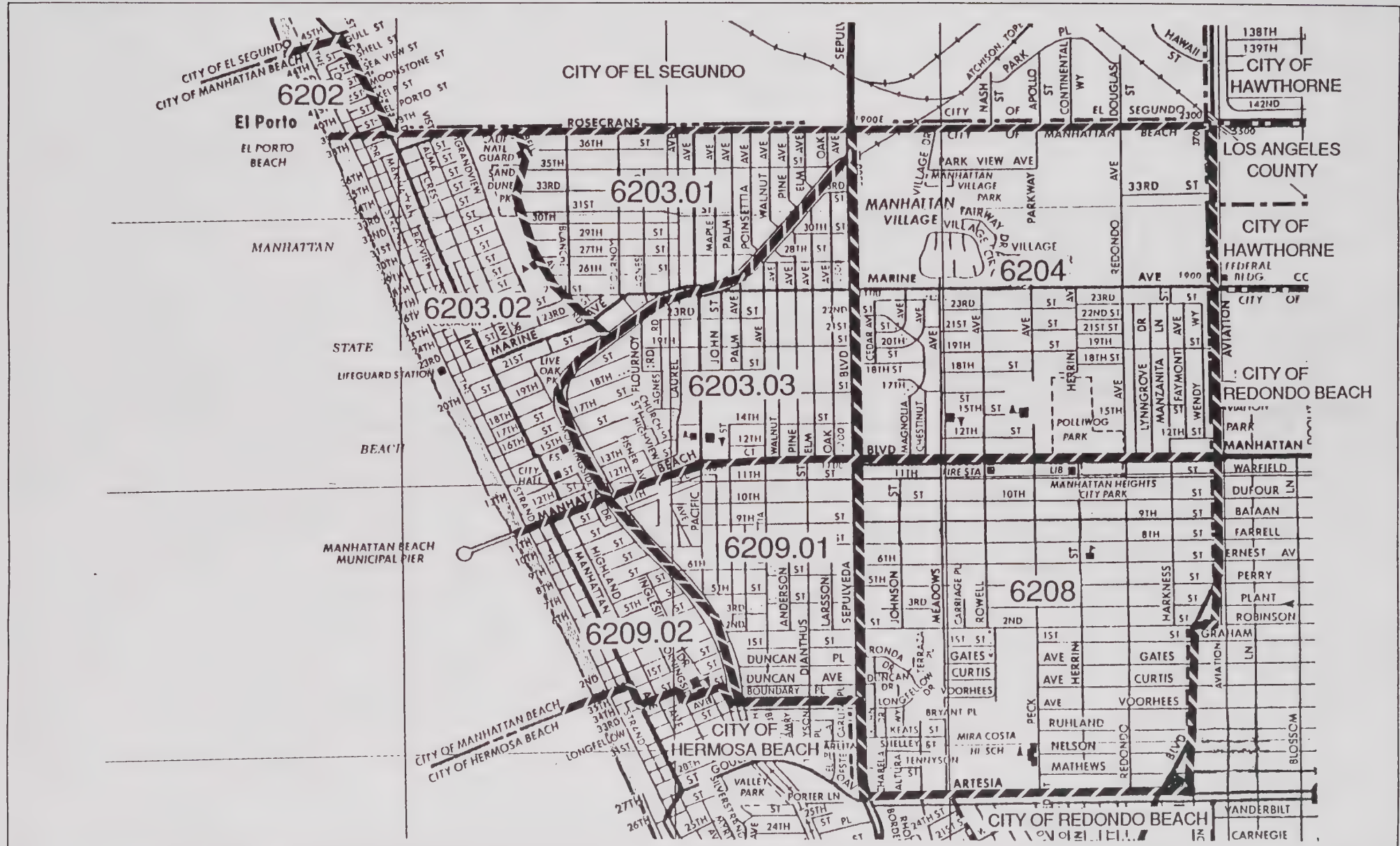
Planning Area	Name	Census Tract
1	Beach Area	6203.02 and 6209.02
2	Hill Section	6203.03 and 6209.01
3	East-side	6208 and portion of 6204
4	Tree Section	6203.01
5	Manhattan Village	Portion of 6204
6	El Porto	6202

POPULATION GROWTH

The City of Manhattan Beach was incorporated in 1912, and grew rapidly until the 1960's (Table 2). The City experienced the most rapid growth in the 1930's 1940's and 1950's, and actually experienced a population decline in the 1970's (Table 2), dropping from 35,352 to 31,542.

Census Tracts - City of Manhattan Beach

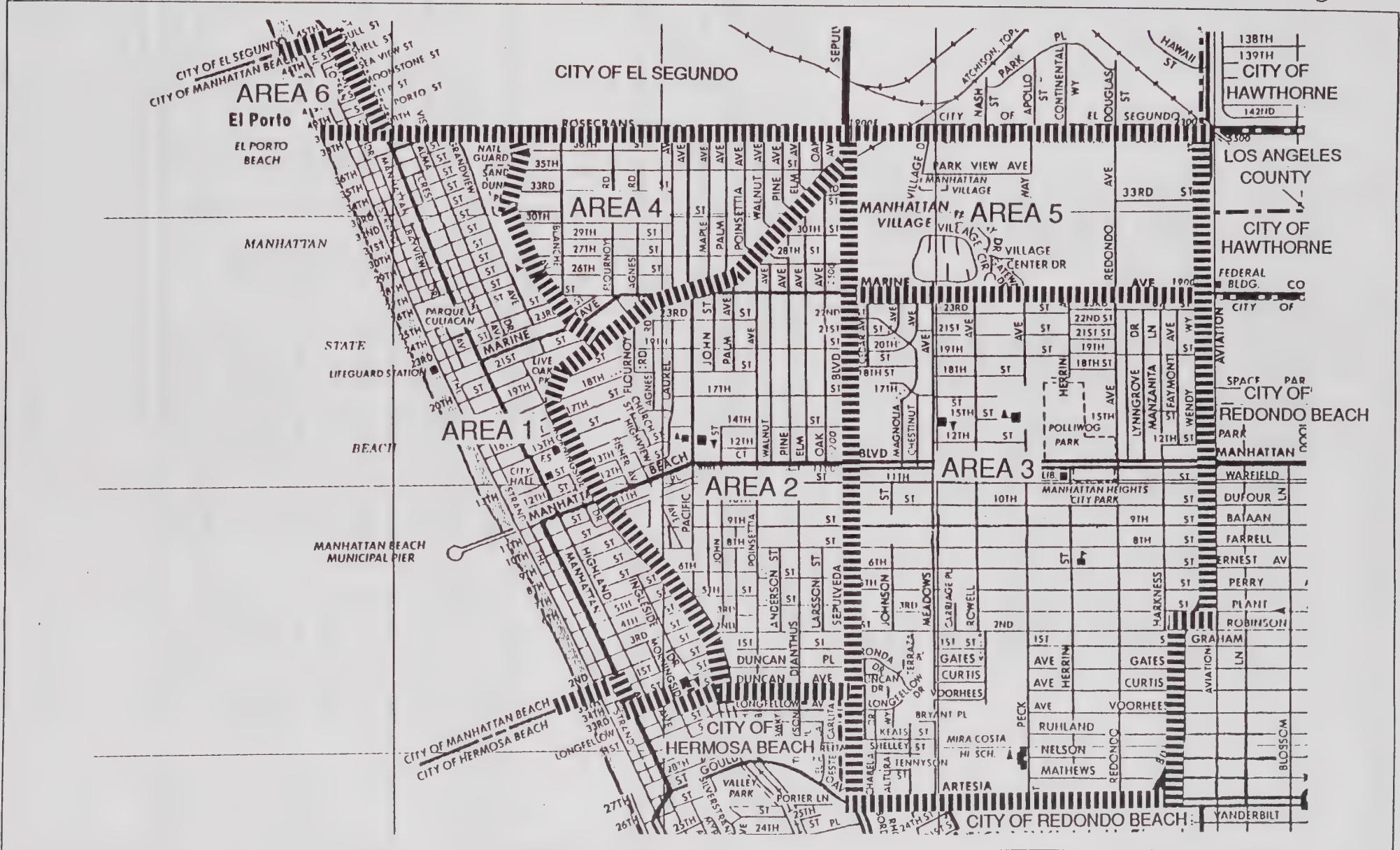
Figure 1



Source: Manhattan Beach General Plan; Automobile Club of Southern California

Planning Areas - City of Manhattan Beach

Figure 2



Source: Manhattan Beach General Plan; Automobile Club of Southern California

TABLE 2
POPULATION GROWTH

	Population	Change	Percent Change
1912	600	*	*
1920	859	259	43.17%
1930	1891	1032	120.14%
1940	6398	4507	238.34%
1950	17330	10932	170.87%
1960	33934	16604	95.81%
1970	35352	1418	4.18%
1980	31542	-3810	-10.78%
1990	32063	521	1.65%

Source: Federal Census

Population in most areas of the City continues to decline, although population increased in two areas, Census Tract 6202 at the northerly end of the City known as El Porto and Census Tract 6204 in the northeasterly sector of the City containing Manhattan Village and the golf course (Table 3). The increases in these areas was large enough to result in a small increase in City population for the period from 1980 to 1990, with population increasing to 32,063. The greatest population decline was experienced in the old section of the City, in Census Tracts 6203.2 and 6209.01/6209.02 adjacent to the coast.

TABLE 3
GROWTH BY CENSUS TRACT -1970 TO 1990

Tract	1970	1980	Ten Year Change		1990	Ten Year Change		Twenty Year Change	
			Number	Percent		Number	Percent	Number	Percent
6202	1169	1185	16	1.37%	1281	96	8.10%	112	9.58%
6203.01	4595	4044	-551	-11.99%	3932	-112	-2.77%	-663	-14.43%
6203.02	7378	6546	-832	-11.28%	6101	-445	-6.80%	-1277	-17.31%
6203.03	4608	4250	-358	-7.77%	4087	-163	-3.84%	-521	-11.31%
6204	4645	3835	-810	-17.44%	4626	791	20.63%	-19	-0.41%
6208	7807	7074	-733	-9.39%	6763	-311	-4.40%	-1044	-13.37%
6209.01	6319	2651	-526	-8.32%	2385	-266	-10.03%	-1049	-16.60%
6209.02	*	3142	*	*	2885	-257	-8.18%	*	*
City Total	35352	31542	-3810	-10.78%	32063	521	1.65%	-3289	-9.30%

* Tracts 6209.01 and 6209.02 formed from previously existing Tract 6209

Source: Federal Census

This slowing of population growth in recent decades is consistent with the pattern in other beach cities nearby (Table 4). By contrast the City of Hawthorne immediately adjacent to the City of Manhattan Beach on its easterly, inland side, continued to experience population growth throughout the period, as did Los Angeles County as a whole.

TABLE 4
POPULATION GROWTH - 1970-1990

Area	1970	1980	Ten Year Change		1990	Ten Year Change	
			Number	Percent		Number	Percent
Manhattan Beach	35352	31542	-3810	-10.78%	32063	521	1.65%
El Segundo	15620	13752	-1868	-11.96%	15223	1471	10.70%
Hawthorne	53304	56437	3133	5.88%	71349	14912	26.42%
Hermosa Beach	17412	18070	658	3.78%	18219	149	0.82%
Redondo Beach	57415	57102	-313	-0.55%	60167	3065	5.37%
Total	179103	176903	-2200	-1.23%	197021	20118	11.37%
Beach cities only	125799	120466	-5333	-4.24%	125672	5206	4.32%
L.A. County	7041980	7477412	435432	6.18%	8863164	1385752	18.53%

Source: Federal Census

The decrease in population growth in the beach areas is attributable to two factors:

- Reduction in construction of new residential units as available land is built out; and
- Reduction in household size

The latter has significantly affected population growth in Manhattan Beach. Although the number of dwelling units increased 12 percent and the number of households increased 9.6 percent between 1970 and 1990, the decrease in household size over that period resulted in a net decrease in population.

Age

Over the years, the number and proportion of school age children in the City of Manhattan Beach has declined significantly, from 25.30 percent of the population in 1970 to only 11.51 percent of the population in 1990 (Table 5). There has been a slight increase in the number of pre-school age children, however, indicating the possible reversal of this trend.

TABLE 5
AGE PROFILE - 1970 TO 1990

Age	1970		1980		1990	
	Number	Percent	Number	Percent	Number	Percent
0-4	2405	6.80%	1424	4.34%	1825	5.69%
5-18	8944	25.30%	6189	18.85%	3689	11.51%
19-24	3391	9.59%	2922	8.90%	2380	7.42%
25-54	16600	46.96%	17450	53.16%	18528	57.79%
55-59	1435	4.06%	1682	5.12%	1513	4.72%
60-64	903	2.55%	1219	3.71%	1369	4.27%
65 +	1674	4.74%	1941	5.91%	2759	8.60%

Source: Federal Census

By contrast, the number and proportion of individuals over 55 has increased, from 11.35 percent of the population in 1970 to 17.89 percent of the population in 1990. This is consistent with an "empty nest" phenomena, whereby a family ages, with children growing up and leaving home while retirement age parents continue to reside in the family home. The significant decrease in household size would be consistent with this scenario.

Ethnicity

The population of Manhattan Beach is predominantly non-minority white (Table 6). This varies only slightly from area to area. Census Tracts 6204 and 6208, easterly of Sepulveda Boulevard have a slightly higher concentration of minorities than the rest of the City, although still predominantly non-minority white. These two tracts have a significantly greater percentage of individuals of Asian extraction, predominantly Chinese and Japanese, than other areas of the City. The two tracts also have a somewhat higher proportion of Hispanics.

The ethnic makeup of the City of Manhattan Beach is typical of that of nearby beach communities (Table 7). By contrast, the adjacent, inland City of Hawthorne is less than half non-minority white, with large populations of Blacks and Hispanics. This is more reflective of Los Angeles County as a whole.

**TABLE 6
RACE BY CENSUS TRACT -1990**

Tract	Total	White		Black		Amerind, Eskimo, or Aleut		Asian or Pacific Islander		Other		Hispanic	
		#	%	#	%	#	%	#	%	#	%	#	%
6202	1281	1222	95.39	12	0.94	4	0.31	34	2.65	9	0.70	63	4.92
6203.01	3932	3752	95.42	17	0.43	14	0.36	110	2.80	39	0.99	183	4.65
6203.02	6101	5826	95.49	39	0.64	5	0.08	160	2.62	71	1.16	279	4.57
6203.03	4087	3871	94.71	11	0.27	2	0.05	159	3.89	44	1.08	180	4.40
6204	4626	4212	91.05	42	0.91	8	0.17	307	6.64	57	1.23	277	5.99
6208	6763	6021	89.03	61	0.90	26	0.38	520	7.69	135	2.00	443	6.55
6209.01	2385	2279	95.56	15	0.63	11	0.46	63	2.64	17	0.71	99	4.15
6209.02	2885	2786	96.57	9	0.31	16	0.55	57	1.98	17	0.59	121	4.19
City Total	32063	29972	93.48	206	0.64	86	0.27	1410	4.40	389	1.21	1645	5.13

Source: 1990 U.S. Census

Note: Persons of Hispanic origin are counted by both race and Hispanic origin inasmuch as ethnic Hispanics may be of various races. Therefore, adding Hispanics to the total of the various races would result in totals greater than 100 % due to double counting.

TABLE 7
RACE BY CITY-1990

City	Total	White		Black		Amerind, Eskimo, or Aleut		Asian or Pacific Islander		Other		Hispanic	
		#	%	#	%	#	%	#	%	#	%	#	%
Manhattan Beach	32063	29972	93.48	206	0.64	86	0.27	1410	4.40	389	1.21	1645	5.13
El Segundo	15223	13780	90.52	154	1.01	65	0.43	764	5.02	460	3.02	1382	9.08
Hawthorne	71349	30166	42.28	20212	28.33	326	0.46	7819	10.96	12826	17.98	22219	31.14
Hermosa Beach	18219	16858	92.53	211	1.16	87	0.48	693	3.80	370	2.03	1267	6.95
Redondo Beach	60167	52371	87.04	960	1.60	311	0.52	4111	6.83	2414	4.01	6917	11.50
Total	197021	143147	72.66	21743	11.04	875	0.44	14797	7.51	16459	8.35	33430	16.97
Beach cities only	125672	112981	89.90	1531	1.22	549	0.44	6978	5.55	3633	2.89	11211	8.92
L.A. County	8863164	5035103	56.81	992974	11.20	45508	0.51	954485	10.77	1835094	20.70	3351242	37.81

Source: 1990 U.S. Census

Note: Persons of Hispanic origin are counted by both race and Hispanic origin.

HOUSEHOLD CHARACTERISTICS

A household consists of the full-time occupants of a housing unit. A household may consist of one individual, a family or a number of unrelated individuals. Family households consist of two or more individuals related by blood, marriage, or adoption, and do not include one person households or households comprised of unrelated individuals.

Household Size and Type

In 1990, the median household size in Manhattan Beach was 2.29 persons per household. Household size in 1990 was 17 percent lower than that in 1970 (Table 8). Household size fell precipitously in the 1970s, from 2.77 persons per household to 2.27 persons per household, with a slight increase (less than 1 percent), to 2.29 persons per household, in the 1980s.

**TABLE 8
HOUSEHOLD SIZE**

	1970	1980	1990
Population	35352	31542	32063
Dwelling Units	13107	14511	14695
Persons per Unit	2.70	2.17	2.18
Households	12769	13901	13992
Persons per Household	2.77	2.27	2.29

Source: Federal Census data

Household size is smallest in the areas nearest the ocean, in Census Tracts 6202, 6203.2, and 6209.2 (Table 9). In these areas, household size tends to be two or fewer people. Inland tracts tend to have somewhat larger households, averaging about two and a half persons per household. In addition, owner occupied units tend to have a larger household size than renter occupied units.

**TABLE 9
PERSONS PER OCCUPIED HOUSING UNIT BY TENURE BY CENSUS TRACT - 1990**

	620 2	620 3	6203.02	6203.03	620 4	620 8	620 9	6209.0 2	City
Owner Occupied	1.81	2.58	2.17	2.59	2.44	2.74	2.62	2.29	2.50
Renter Occupied	1.59	2.47	1.75	2.25	2.36	2.20	2.06	1.82	1.95

Source: 1990 Census Data

The proportion of households comprised of families continued to drop in the last decade, from 59 percent of all households in 1980 and 67.3 percent in 1970 down to 56.9 percent of all households in 1990 (Table 10). Meanwhile, the proportion of single person households changed only slightly to 27.2 percent from 27.3 percent in 1980, though up from only 21.9 percent of households in 1970. The proportion of households comprised of nonrelated individuals sharing housing rose to 15.9 percent, up from 10.8 percent in 1970. This may be due to social factors, which provide increased acceptance of alternative life styles, as well as individuals doubling up to save on housing costs.

The proportion of households comprised of families is lowest in the beach areas, particularly in Census Tract 6202 (El Porto). The proportion of single person households and households comprised of unrelated individuals is accordingly higher in these areas (Table 10). The largest proportion of family households is in the southeast sector of the city, in Census Tract 6208.

TABLE 10
HOUSEHOLD TYPE

Census Tract	Percent Families		Percent Single		Percent Nonfamily	
	1980	1990	1980	1990	1980	1990
6202	24.60	22.54	53.90	50.32	21.50	27.14
6203.01	71.40	68.97	17.90	18.75	10.70	12.28
6203.02	34.60	36.58	42.40	40.28	23.00	23.14
6203.03	67.80	69.58	20.80	17.58	11.40	12.85
6204	74.90	68.59	14.80	18.43	10.30	12.98
6208	74.10	68.78	20.00	20.58	5.90	10.64
6209.01	73.80	61.51	16.70	24.74	9.50	13.76
6209.02	49.00	46.35	33.60	35.05	17.40	18.60
TOTAL CITY	66.70	56.90	27.30	27.20	6.00	15.9

Source: Federal Census

Housing Tenancy

In 1990, 37.48 percent of all households were renter households. This is a slight decrease from 1980, when 40.90 of households were renter households (Table 11). Owner occupied units were a substantial majority in all areas except the beach areas. This is consistent with the larger proportion of duplexes and multi-family housing in the beach areas.

In Tract 6909.02, at the southwest portion of the city, ownership households constitute only a slight majority, and in Tracts 6202 and 6203.02 to the northwest, renter households were the clear majority. The proportion of renter households is highest in the El Porto area, at 77.85 percent renter occupied.

**TABLE 11
HOUSING TENANCY
1990**

Census Tract	Owner occupied		Renter Occupied	
	Units	Percent	Units	Percent
6202	173	22.15%	608	77.85%
6203.01	1244	80.94%	293	19.06%
6203.02	1312	41.41%	1856	58.59%
6203.03	1243	76.40%	384	23.60%
6204	1460	76.44%	450	23.56%
6208	1856	71.00%	758	29.00%
6209.01	746	78.03%	210	21.97%
6209.02	713	51.00%	685	49.00%
TOTAL, 1990	8747	62.52%	5244	37.48%
TOTAL, 1980	8193	59.10%	5669	40.90%

Source: Federal Census

Manhattan Beach had a significantly higher proportion of owner-occupied units than surrounding cities and than Los Angeles County as a whole (Table 12). In fact, Manhattan Beach was the only city in the area with less than half of all housing to be renter occupied.

**TABLE 12
TENANCY BY CITY**

	Owner Occupied		Renter Occupied	
	Units	Percent	Units	Percent
Manhattan Beach	8747	62.52%	5244	37.48%
El Segundo	2263	36.04%	4017	63.96%
Hawthorne	5874	22.68%	20029	77.32%
Hermosa Beach	2891	34.89%	5396	65.11%
Redondo Beach	9689	40.49%	14238	59.51%
Average	29464	37.59%	48924	62.41%
L.A. County	1440830	48.20%	1548722	51.80%

Source: Federal Census

Income

As shown in Table 13, households in the local beach communities tend to have higher incomes than in Los Angeles County as a whole. Manhattan Beach, in particular, is significantly more affluent.

**TABLE 13
MEDIAN INCOME-1980**

Area	Household Income	Family Income	Per Capita Income
Manhattan Beach	29404	32015	13697
El Segundo	22086	25747	11122
Hawthorne	17322	20957	8039
Hermosa Beach	22432	27257	13386
Redondo Beach	21829	24286	10569
L.A. County	15595	17563	6406

Source: Federal Census

Low density areas in proximity to the beach, specifically Census Tracts 6203.01, 6203.03, and 6209.01, had the highest incomes in 1980, per Table 14. Medium and high density areas adjacent to the beach 6203.02, 6209.02, and 6202, had relatively lower incomes, with Tract 6202 (El Porto) having the lowest median income in the City. However, even Tract 6202 had a significantly higher median income than Los Angeles County as a whole.

TABLE 14
1980 HOUSEHOLD INCOME CHARACTERISTICS

Census Tract	Percent Very Low	Percent Low	Percent Moderate	Percent Upper	Median
6202	12.8	10.2	24.9	52.1	\$21,755
6203.01	6.9	6.7	10.5	75.9	32,911
6203.02	11.0	9.1	16.5	63.4	27,815
6203.03	8.2	7.5	13.2	71.1	32,173
6204	8.4	7.1	14.9	69.6	27,255
6208	8.0	9.9	12.7	69.4	29,014
6209.01	9.1	7.2	10.8	72.9	34,816
6209.02	9.3	11.3	19.4	60.0	26,170
City Total	9.2	8.1	14.9	67.1	\$29,404

Source: 1980 U.S. Census

Note: Poverty level thresholds are shown on Table 14. Very low income is defined as earning less than 50 percent of the regional (County) median; low income is between 51 and 80 percent of the regional median; moderate income is between 81 and 120 percent; and upper income is over 120 percent of the regional median.

Income data is not yet available from the 1990 Federal Census. However, the United States Department of Housing and Urban Development estimates that median income for Los Angeles County is currently \$42,000. Assuming that the same ratio of local to county income were maintained, current median income for Manhattan Beach would be \$79,190.

The State of California has defined various income groups, based on the percent of median income earned per household. Very low income households make less than fifty percent of the median income. Low income households make fifty to eighty percent of the median income. Low and very low income groups are known as lower income groups. Moderate income households make up to 120 percent of the median income. On this basis, the various groups would have the incomes shown on Table 15.

TABLE 15
ANNUAL INCOME LEVEL BY GROUP

	County	City
Very Low	\$21,000	\$39,595
Low	\$33,600	\$63,352
Median	\$42,000	\$79,190
Moderate	\$50,800	\$95,038

Source: Extrapolated from Federal Census data and HUD estimates of county median income.

The United States Department of Housing and Urban Development has developed income ceilings for low and very low income household based on household size. These are shown in Table 15.

TABLE 16
HUD ADOPTED FISCAL YEAR 1991 INCOME LIMITS
LOS ANGELES—LONG BEACH PMSA

Household Size	Low Income ¹	Very Low Income ¹
1 Person	\$24,350	\$15,250
2 Persons	27,850	17,400
3 Persons	31,300	19,550
4 Persons	34,800	21,750
5 Persons	37,600	23,500
6 Persons	40,350	25,520
7 Persons	43,150	26,950
8 Persons	45,950	28,700

¹ Based on \$42,000 adopted median family income, Fiscal Year 1991
Source: HUD

In 1980, 691 households in Manhattan Beach were determined to be below the poverty level. This represents 4.97 percent of all households in the City at that time. Poverty level is determined by the Bureau of the Census based on national averages and costs for certain necessities of life. Poverty level was defined as less than \$7,412 for a family of four at the time of the 1980 Census.

Regional variations are not considered when determining poverty level. Therefore, the number of households in the City which were experiencing conditions of poverty at the time of the 1980 Federal Census may actually have been somewhat higher.

HOUSING CHARACTERISTICS

Housing Type

The vast majority of housing in Manhattan Beach consists of single family detached homes, with smaller amounts of single family attached homes, duplexes, triplexes, fourplexes, and a smaller number of larger apartment complexes (Table 17). This contrasts greatly with Los Angeles County as a whole, where only about half of all housing consists of single family detached units.

TABLE 17
UNITS PER STRUCTURE

Census Tract	1, Detached	1, Attached	2	3 or 4	5 or more	Mobile Home	Other
6202	143	54	454	141	74	0	8
6203.01	1,580	8	4	3	1	1	3
6203.02	1,504	320	831	514	118	1	69
6203.03	1,490	18	60	26	104	1	3
6204	1,279	434	21	80	173	0	7
6208	2,171	108	34	133	233	0	14
6209.01	841	19	40	41	56	0	4
6209.02	844	162	258	109	85	0	15
City Total	9,853	1,123	1,702	1,047	844	3	123
Los Angeles County	1,538,036	207,627	91,378	189,729	1,044,163	55,730	36,680

Source: 1990 Federal Census

With the exception of the beach areas, single family homes predominate in most areas of the City. The majority of remaining housing is provided in duplexes, triplexes, and fourplexes, with few dwelling units provided in larger complexes of five or more units. There are no projects in excess of fifty units in the City of Manhattan Beach, and few above twenty units.

The 1990 Federal Census indicates that 1,123 dwelling units, or 7.64 percent of the City housing stock, consisted of single family attached dwellings, or condominiums, in 1990. This is somewhat higher than the 852 condominiums which were reported by utilizing "Dataquick" and assessor's parcel records. The reason for the disparity is not known, although it may be attributable to different means of record keeping at the time condominium units first began to be developed or to confusion on the part of individuals completing census forms.

The largest proportion of condominiums exist in Census Tract 6204, where condominiums are aggregated in a large tract in the Manhattan Village area and in the beach area approximately ten percent of all units reported were single family attached units. These are provided in numerous small developments of only a few (typically two) units.

HOUSING SIZE

Homes range from quite small to fairly large, with the majority of homes having four to six rooms (Table 18). Units in Tract 6202 tend to be the smallest, followed by the other beach areas in Census Tracts 6203.02 and 6209.02. The largest number of rooms per unit tend to be provided in the areas east of Sepulveda Boulevard, in Census Tracts 6204 and 6208.

**TABLE 18
UNIT SIZE**

	6202	6203. 01	6203. 02	6203. 03	6204	6208	6209. 01	6209. 02	City Total
1 room	54	3	105	3	3	15	0	51	234
2 rooms	155	19	262	42	32	99	22	103	734
3 rooms	213	39	593	78	77	201	52	176	1429
4 rooms	243	210	820	244	295	458	126	306	2702
5 rooms	118	382	582	350	504	549	163	323	2971
6 rooms	53	363	452	367	548	482	222	211	2698
7 rooms	14	238	277	243	321	362	163	151	1769
8 rooms	12	179	121	190	126	262	97	90	1078
9 or more rooms	12	167	145	185	88	265	156	62	1080

Source: 1990 Federal Census

HOUSING CONDITION

Housing in the City of Manhattan Beach is generally in quite good condition. A survey conducted in 1988 revealed 23 units in need of repair. However, these units were all capable of rehabilitation. The City of Manhattan Beach maintains an active code enforcement program, thus reducing the potential for perpetuation of substandard conditions. A major portion of this work involves illegal, or "bootleg", units.

From November 1989 through August 1991, Manhattan Beach code enforcement staff inspected 493 potential illegal dwelling units, of which 271 units were determined to be illegal. Of these, 221 were abated and 13 were referred to the City prosecutor. The vast majority of illegal units investigated were in the beach areas, with a large concentration of such units in the El Porto area.

HOUSING VACANCY

At the time of the 1990 Federal Census, the City of Manhattan Beach had 703 vacant housing units, comprising 4.78 percent of the total dwelling units within the city (Table 19). These include units available for sale or rent, units held for weekend and seasonal use, and units which have been built but not yet occupied.

TABLE 19
HOUSING VACANCY BY CENSUS TRACT - CITY OF MANHATTAN BEACH
1990

Census Tract	Vacancies For Rent		Vacancies For Sale Only		All Other Vacancies ¹	Total Vacancies	
	Units	%	Units	%	Units	Units	% ²
6202	50	7.60	2	1.14	41	93	10.64
6203.01	21	6.69	24	1.89	18	63	3.94
6203.02	77	3.98	17	1.28	95	189	5.63
6203.03	17	4.24	30	2.36	28	75	4.41
6204	30	6.25	36	2.41	18	84	4.21
6208	23	2.94	30	1.59	26	79	2.93
6209.01	12	5.41	6	0.80	27	45	4.50
6209.02	23	3.25	4	0.56	48	75	5.09
City Total	253	4.60	149	1.67	301	703	4.78

¹ Includes homes held for seasonal or weekend use, homes built but not yet on the market, and dwellings utilized for corporate purposes.

² (total vacant dwelling units/total dwelling units)

Source: 1990 U.S. Census

Census Tract 6202 (El Porto) had the highest vacancy percentage (10.64%) with 7.60 percent of this Tract's rentals unoccupied. Census Tract 6208 had the lowest vacancy percentage at 2.93 percent. On the whole, the City of Manhattan Beach had a relatively low vacancy rate (Table 20). At 4.78 percent, the Manhattan Beach vacancy rate was below vacancy rates of El Segundo (6.23%), Hawthorne (7.42%), Hermosa Beach (5.87%), Redondo Beach (5.91%), and Los Angeles County (5.49%). Furthermore, Manhattan Beach's vacancies were characterized primarily by seasonal-type vacancies, whereas adjacent cities and Los Angeles County had vacancies mainly due to unfilled rentals.

TABLE 20
HOUSING VACANCY BY CITY
1990

Census Tract	Vacancies For Rent		Vacancies For Sale Only		All Other Vacancies ¹	Total Vacancies	
	Units	%	Units	%	Units	Units	% ²
Manhattan Beach	253	4.60	149	1.67	301	703	4.78
El Segundo	275	6.41	20	0.88	122	417	6.23
Hawthorne	1,376	6.43	123	2.05	578	2,077	7.42
Hermosa Beach	261	4.61	47	1.60	209	517	5.87
Redondo Beach	792	5.27	218	2.20	493	1,503	5.91
Average (5-City Total)	2,957	5.70	557	1.86	1,703	5,217	6.24
L.A. County	96,151	5.85	20,977	1.44	56,663	173,791	5.49

¹ Includes homes held for seasonal or weekend use, homes built but not yet on the market, and dwellings utilized for corporate purposes.

² (total vacant dwelling units/total dwelling units)

Source: 1990 U.S. Census

HOUSING COST

As shown in Table 21, housing costs in beach cities are much higher than costs in Los Angeles County as a whole. According to the 1990 Federal Census, the median value of owner occupied housing was \$500,001 in 1990. This is more than double the median value for owner occupied housing county wide, and was also higher than that of the surrounding cities. As might be expected, the reported value of homes in inland areas was slightly lower than areas closest the beach (Table 22).

TABLE 21
HOUSING COST BY CITY 1990

City	Median Value	Median Rent
Manhattan Beach	\$500,001	\$1,001
El Segundo	\$357,300	\$754
Hawthorne	\$226,100	\$593
Hermosa Beach	\$431,000	\$863
Redondo Beach	\$348,300	\$828
L.A. County	\$226,400	\$570

Source: 1990 Federal Census

TABLE 22
HOUSING COSTS IN MANHATTAN BEACH

Census Tract	Median Value	Median Rent
6202	\$500,001	\$970
6203.01	\$493,400	\$1,001
6203.02	\$500,001	\$1,001
6203.03	\$500,001	\$1,001
6204	\$455,500	\$944
6208	\$470,400	\$863
6209.01	\$500,001	\$1,001
6209.02	\$500,001	\$1,001
City	\$500,001	\$1,001
L.A. County	\$226,400	\$570

Source: 1990 U.S. Census

The reported median home value is consistent with the asking prices of homes advertised for sale in Manhattan Beach in *The Daily Breeze* during September 1991 (Table 23). By contrast, *The Los Angeles Times* reported a median home price of \$457,000 for actual recorded sales in the month of September. It was also reported that this represented a 14 percent increase from the same period the previous year. The *Times* later reported a median home price of \$429,000 for the month of July 1992, a twenty five percent drop from the previous year.

TABLE 23
HOME ASKING PRICE
September 1991

Asking Price	9/7/91		9/14/91		9/21/91		9/28/91	
	Houses	Condos	Houses	Condos	Houses	Condos	Houses	Condos
< \$250,000								
\$250,000-299,999	1	1		1	1			
\$300,000-349,999	4		2	1	2		1	1
\$350,000-399,999	4		3	1			2	
\$400,000-449,999	1		1		3		2	
\$450,000-499,999	4		3		1		3	
\$500,000-599,999	2	3	2	2	3	3	1	1
\$600,000-699,999	4	1	1		2	1	4	1
\$700,000-799,999	2		2					
\$800,000-999,999	3		3		2		1	
\$1,000,000 +	2		2		2		3	
Median	\$499,500	\$570,000	\$583,500	\$399,000	\$499,000	\$557,500	\$500,000	\$557,500
Low	269,000	285,000	332,000	307,500	294,000	529,000	325,000	325,000
High	1,980,000	650,000	1,075,000	570,000	1,175,000	615,000	1,175,000	615,000

Source: The Daily Breeze, dates noted

The difference between values reported in the census and home sales prices may be attributed to two factors. First, both the census and advertisements of homes for sale reflect the owner's optimistic opinion of the home value. In the case of sales advertisements in particular, the asking price is typically somewhat higher than what the seller actually expects to obtain. The recorded sales price reflects what someone is actually willing to pay.

Second, the home value reported in the census is for owner occupied units only, and does not reflect the value of renter occupied homes. It is possible that the renter occupied homes are being held for future remodelling or rebuilding and have a somewhat lower value than those homes the owner chooses to occupy.

The median recorded sales price for condominium units reported by *The Times* was \$369,000, significantly lower than the price of detached homes. Similarly, 1990 census data indicate an average value of \$381,753 for detached homes versus \$316,647 for attached units.

The median rent reported by the 1990 Census was \$1,001, with almost a quarter of all rents in the \$750 to \$999 range. Similar to the trend displayed for owner occupied units, higher costs were generally reported for the beach areas. One exception to this is Census Tract 6202, where rents were slightly below the median.

Rents advertised in *The Daily Breeze* were somewhat higher than those reported by the census (Table 24). This would be expected on the basis of rental increases over time and because many landlords tend to increase rents significantly when changing tenants, allowing good, long term tenants to stay on at lower rates. In addition, it must be remembered that advertised prices reflect a hoped for return, not an actual one.

TABLE 24
ADVERTISED RENTS
September 1991

Rent	9/7/91		9/14/91		9/21/91		9/28/91	
	Houses	Apts.	Houses	Apts.	Houses	Apts.	Houses	Apts.
< \$600	1					1	1	2
\$600-649		4				1		
\$650-699	1	3	1	3		4	1	3
\$700-749		3		3		4		1
\$750-799		2	1	3	1	3	1	7
\$800-849		2		3		5		2
\$850-899		6		3		5	1	2
\$900-999	1	3	1	1	1	4	1	5
\$1,000-1,199		6		6		4	1	5
\$1,200-1,399	10	4	7	2	10	5	10	4
\$1,400-1,599	5	4	4	10	4	11	6	14
\$1,600-1,999	6	7	8	8	10	7	5	5
\$2,000-2,499	8		11	1	11	2	8	1
\$2,500-2,999	5	1	5	1	4	2	4	3
\$3,000 +	6		7		5		5	
Median	\$1,700	\$975	\$2,000	\$1,195	\$1,795	\$1,150	\$1,590	\$1,195
Low	575	600	675	650	750	590	515	550
High	\$5,000	\$2,500	\$5,000	\$2,500	\$5,200	\$2,500	\$5,000	\$2,500

Source: The Daily Breeze, dates noted

HOUSING AFFORDABILITY

Households paying over thirty percent of income for housing are considered to be overpaying for housing. Based on 1980 census data, 16.7 percent of households for which data is available were paying 30 percent or more for housing in 1980. Of these, 973 households, or 7.8 percent, had an annual income of less than \$10,000. An additional 1,105 households overpaying for housing had an annual income of \$10,000 to \$19,999 (Table 25).

TABLE 25
HOUSING EXPENDITURES AS PERCENTAGE OF INCOME — 1980

Income/Cost	Renter		Owner	
Less than \$10,000				
Spent less than 15.0%	--	--	63	11%
Spent 15.0-29%	29	4%	152	28%
Spent 30.0% or more	679	87%	294	53%
\$10,000 — \$19,999				
Spent less than 15.0%	26	2%	403	41%
Spent 15.0 — 29.0%	534	37%	313	32%
Spent 30.0% or more	844	59%	261	27%
\$20,000 or more				
Spent less than 15.0%	798	28%	2,703	47%
Spent 15.0 — 29.0%	1,821	65%	2,032	35%
Spent 30.0% or more	185	7%	1,057	18%

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash for rent are not included, nor are condominium owners, as this data is not available.

At that time, county median income was \$17,551. Thus, households having an income of under \$10,000 would have been low and very low income households, and households having an annual income between \$10,000 and \$19,999 would have been low to moderate income households, on a County basis. Based on the 1980 City median income of \$29,404, households making less than \$10,000 per year would have been very low income households, on a City basis, and households making between \$10,000 and \$19,999 would have been very low to low income households.

In its 1988 Regional Housing Needs Assessment, SCAG estimated that 1,314 lower income households of 2604 total lower income households in the City of Manhattan Beach were overpaying for shelter. Of these 770 were very low income households, and 544 were low income households (Table 26). The vast majority were renter households.

TABLE 26
EXISTING OVERPAYMENT
1988

	Renter	Owner	Total
Very Low Income	520	250	770
Low Income	413	131	544
Total	933	381	1,314

Source: 1988 Regional Housing Needs Assessment, SCAG.

Overpayment for housing may be reflective of a number of conditions. There may be lack of low or moderately priced housing. On the other hand, there may simply be a poor match between households and available income. Some households may be paying significantly more than thirty percent of income for housing and some may be paying significantly less.

Overpayment for housing by very low and low income households is considered to be more serious than overpayment by more affluent income groups, due to the limited funds available to lower income households for all expenses. Overpayment for shelter may result in lack of availability of funds for such basics as medical care, transportation, or food. On the other hand, more affluent households may choose to expend a greater proportion of income on housing due to the greater discretionary income available.

Based on the incomes shown in Table 27, an affordable rent for a median family household in Los Angeles County would be a maximum of \$1,050. This is just above the median rent in the City of Manhattan Beach. Thus, over half the rental units in the City, or at least 1300 units would be affordable to a County median income household.

TABLE 27
AFFORDABLE RENTS, GENERAL BASIS, 1991

	County	City
Very Low	\$525	\$990
Low	\$840	\$1,584
Median	\$1,050	\$1,980
Moderate	\$1,260	\$2,376

Assumes median County income of \$42,000, median City income of \$79,190, 30% affordability ratio

Affordable rent for a very low income household would be a maximum of \$525 per month, not adjusted for family size (Table 27). Based on HUD adjustment for family size, rent for a very low income single person household would be \$381 (Table 28).

TABLE 28
HUD 1991 AFFORDABLE RENTS
Los Angeles-Long Beach PMSA

Household Size	Low Income (1)	Very Low Income (1)
1 person	\$609	\$381
2 persons	\$696	\$435
3 persons	\$783	\$489
4 persons	\$870	\$544
5 persons	\$940	\$588
6 persons	\$1,009	\$638
7 persons	\$1,079	\$674
8 persons	\$1,149	\$718

(1) Assumes 30 percent affordability

Source: HUD

In 1990, only about ninety households reported a contract rent of \$381 or below, and approximately 230 households reported a contract rent of \$525 or less (Table 29). Rent for a very low income household based on City median income would be \$990, or just short of the City median rent, and above the median rent for El Porto and areas east of Sepulveda Boulevard.

TABLE 29
1990 RENTS

RENT	UNITS	PERCENT
< \$350	78	1.50%
350-399	28	0.54%
400-449	69	1.33%
450-499	51	0.98%
500-549	145	2.79%
550-599	127	2.44%
600-649	226	4.34%
650-600	253	4.86%
700-749	277	5.32%
750-999	1264	24.30%
> 1000	2602	50.02%
No cash rent	82	1.58%
Total	5202	

Source: 1990 Census

An ownership unit would generally be considered affordable if the purchase price were three to four times annual household income. Actual affordability would depend on prevailing mortgage rates, the size of the down payment, and other expenses to be met by the household. Optimistically assuming a four to one ratio, a County median household could afford to pay \$168,000 to purchase a home. On that basis, approximately 165 homes would be considered affordable. A City median household would be able to afford a home priced at \$316,760, and approximately 600 homes, or approximately 23 percent of all owner occupied homes, would be considered affordable to a household making the City median income.

This disparity between numbers of affordable units and local household income can be attributed to a number of factors. Many owners bought their homes many years ago for much lower prices. New purchasers may be willing to pay higher prices because the home is viewed as an investment and tax advantages may outweigh a portion of the costs. A buyer may have considerable equity from a previous home to apply toward the price of the new home. In addition, as noted above, homeowners may have an optimistic view of the value of their property.

Finally, ownership units have a differing market response than rental units, which have a median cost approximating median affordability for the County. Rental units are more often on the market and constantly competing with other units for available tenants. By contrast, the typical owner has not paid the prevailing housing price due to long term ownership of the unit. Thus, while housing value may increase, actual costs are relatively fixed. At any given time, only a small portion of ownership units will be on the market. Thus, ownership units are not as immediately subject to housing affordability.

3. HOUSING NEEDS

In accordance with Section 65584 of the California Government Code, the distribution of regional housing need is to take into consideration market demand for housing, employment opportunities, the viability of suitable housing sites and public facilities, commuting patterns, and type and tenure of need.

The Southern California Association of Governments (SCAG) Growth Management Plan (GMP) estimates that in 1987, 12,540 individuals were employed in the City of Manhattan Beach. The SCAG population estimate for the City at that time was 35,106 and estimated housing units were 15,111. The City thus has a relatively low number of jobs to housing units, and would be considered "jobs poor" and "housing rich". By contrast, the adjacent City of El Segundo is job rich (Table 30). Thus, the City of Manhattan Beach would be anticipated to provide housing for employees working in El Segundo and other cities in the region.

**TABLE 30
POPULATION AND EMPLOYMENT, 1987**

Area	Population	Dwelling Units	Employment	Employees per Unit
Manhattan Beach	35106	15111	12540	0.83
El Segundo	15410	6924	92971	13.43
Hawthorne	62933	26071	46511	1.78
Hermosa Beach	19393	9948	5533	0.56
Redondo Beach	64402	28147	40060	1.42
Total	197244	86201	197615	2.29
Excluding El Segundo	181834	79277	104644	1.32
L.A. County	8416915	3023412	4354380	1.44

Source: SCAG Growth Management Plan, 1989

In the 1989 Growth Management Plan, SCAG estimated that, by 2010, 16,310 individuals would be employed in the City of Manhattan Beach. Total population in 2010 was projected by SCAG to be 37,902 and total housing was projected at 17,201 units. This was based on State Department of Finance estimates and exceeded the 15,605 units which would be provided under the 1988 Manhattan Beach General Plan.

In consultation with the City, SCAG has since revised their estimates, and in August, 1991 estimated that the most likely population in 2010 would be 37,040 living in 16,105 dwelling units (Table 31). Employment projections were revised to provide 15,050 jobs within the City of Manhattan Beach in 2010.

TABLE 31
SCAG GROWTH PROJECTIONS

		2000	2010
Population	Most Likely	35,840	37,040
	Maximum	36,645	38,190
Employment	Most Likely	14,565	15,050
	Maximum	15,625	16,440
Housing	Most Likely	15,585	16,105
	Maximum	15,935	16,605

Source: City of Manhattan Beach communication with SCAG, 1991

By contrast, future employment at maximum buildout permitted under the General Plan was calculated using standard employee generation rates. This resulted in an estimated 28,079 jobs within the City at buildout (Table 32).

**TABLE 32
EMPLOYMENT BY LAND USE**

USE	AMOUNT	EMPLOYEE GENERATION	EMPLOYEES
Commercial			
Downtown	1,045,440 sf (1)	1/500 sf	2,091
North End	457,380 sf (1)	1/500 sf	915
Local	566,280 sf (1)	1/500 sf	1,133
General	5,724,200 sf (1)	1/500 sf	11,448
Retail & Service	150,000 sf (2)	1/500 sf	300
Regional Retail	300,000 sf (2)	1/1000 sf	300
Hotel	300 rm. (2)	1/2.5 rm.	120
Office	865,000 sf (2)	1/300 sf	2,883
Industrial	106 ac.	44/acre	4,664
Research & Development	1,690,000 sf (2)	1/400 sf	4,225
Total Employment			28,079

(1) Gross floor area, based on acreage and maximum floor area ratios permitted in General Plan

(2) Manhattan Village development permits

It should be noted that this estimate assumes full buildout under maximum permitted floor area ratios. However, this level of development would be unlikely, and the Environmental Impact Report (EIR) prepared for the General Plan estimated that buildout in the Downtown, North End, Local, and General Commercial areas would be at an average floor area ratio of 0.5 square feet of development per square foot of land. This would reduce estimated employment at buildout by 9,700 jobs, down to 18,378 jobs.

SCAG has developed an assessment of housing needs for each city in the SCAG region. SCAG's 1988 Regional Housing Needs Assessment (RHNA) indicates that total new housing production of 1,088 units would be needed in the City of Manhattan Beach for the period from July 1989 to July 1994. This includes 645 units to accommodate new households, 20 units to maintain a reasonable vacancy factor to account for unit turnover, and 423 units to replace projected demolitions (Table 33).

TABLE 33
RHNA NEEDS FACTORS

Source of Need	Units Needed
Formation of New Households	645
Demolition Replacement	423
Vacancy Adjustment	19
TOTAL	1,088

Note: Totals may not add up due to rounding.

Source: SCAG RHNA, revised 1989

The RHNA must also assess need by income group. In allocating housing by income group, SCAG is to avoid excess impacts on areas which already contain a relatively high proportion of low income housing. Under the 1988 RHNA, Manhattan Beach was determined to need 120 dwelling units affordable to very low income households, 137 units affordable to low income households, and 167 units affordable to moderate income households. The remaining 664 units would meet the needs of high income households (Table 34).

TABLE 34
RHNA BY INCOME GROUP

Income Group	Units Needed
Very Low Income	120
Low Income	137
Moderate Income	167
High Income	664
TOTAL	1,088

Source: SCAG RHNA, revised 1989

The RHNA also assesses existing housing need based on overpayment for housing. As discussed in the section on housing affordability, a household is considered to be overpaying for shelter if it expends over 30 percent of its income for housing. SCAG determined that, in 1988, Manhattan Beach had 2,603 low income households, of which 1,314, or 50.48 percent, were overpaying for housing. Of these households overpaying for shelter, 770 were very low income and 544 were low income (Table 35).

**TABLE 35
EXISTING RHNA OVERPAYMENT**

	Number of Households		
	Owner	Renter	Total
Very Low Income	250	520	770
Low Income	131	413	544
TOTAL	381	933	1,314

Source: SCAG 1988 RHNA

By comparison, the 1980 census reported 973 households having annual incomes less than \$10,000 paying over 30 percent of income for housing, and 2,078 households with annual incomes of less than \$20,000 paying over thirty percent of income for housing (Table 25). Based on 1980 census data, very low income was \$8,775 on a County basis and \$14,702 on a City basis. County low income was \$14,404, and City low income was \$23,523. Thus, most households having incomes of less than \$10,000 would be expected to be very low income, while those with incomes of up to \$20,000 would be a mix of low and moderate income groups.

In addition to low income households, a number of groups with special housing needs have been identified under Section 65583 of the Government Code. These include the handicapped, elderly, large families, farmworkers, families with female heads of household, and the homeless. The City of Manhattan Beach is in an urban area with no farms or farmworkers, although some individuals may be employed in related occupations such as landscaping. Other special needs groups are discussed in the following sections.

Handicapped

Handicapped households are defined as those with at least one member having a work or housework disability. People with handicaps include people who are blind, deaf, or mute, or people confined to a bed or wheelchair, or require crutches. Many of these disabilities require that modifications be made to the housing units. Some of these housing needs include, but are not limited to, wheelchair ramps, widened doorways, grab bars, and access ramps. Furthermore, some individuals require housing which is close to health care facilities.

The 1980 U.S. Census reports that there are 1,048 households in the City of Manhattan Beach which include at least one handicapped individual. Table 36 illustrates where handicapped households are concentrated throughout the City.

TABLE 36
HANDICAPPED HOUSEHOLDS BY CENSUS TRACT
CITY OF MANHATTAN BEACH

Census Tract	Handicapped Households
6202	60
6203.01	82
6203.02	153
6203.03	91
6204	138
6208	339
6209.01	88
6209.02	97
TOTAL	1,048

Source: 1980 U.S. Census

The City has a lower percentage of handicapped residents than the SCAG region as whole. While Manhattan Beach's handicapped households equate to only 7.5 percent of the total households within the City, handicapped households comprise 10.5 percent of the households within the region.

From the Census information available, it is not possible to determine the number of handicapped persons or households which need housing assistance.

Elderly

In 1990, 2,759 people or 8.6 percent of the City of Manhattan Beach's population was over 65 years old, and 3,532 people or 11.0 percent of the City's population was over 62 years old. Comparing these values to 1970 and 1980 data, shows that the City's elderly population (and percent make-up) has increased over the last 20 years. Between 1970 and 1980, the City's population above 65 grew by 15.9 percent. From 1980 to 1990, the growth averaged 42.1 percent. These shifts are summarized in Table 37.

TABLE 37
AGE PROFILE - 1970 TO 1990

Age	1970		1980		1990	
	Number	Percent	Number	Percent	Number	Percent
0-4	2405	6.80%	1424	4.34%	1825	5.69%
5-18	8944	25.30%	6189	18.85%	3689	11.51%
19-24	3391	9.59%	2922	8.90%	2380	7.42%
25-54	16600	46.96%	17450	53.16%	18528	57.79%
55-59	1435	4.06%	1682	5.12%	1513	4.72%
60-64	903	2.55%	1219	3.71%	1369	4.27%
65 +	1674	4.74%	1941	5.91%	2759	8.60%

Source: Federal Census

The City's elderly population (over 62 years of age) is spread relatively evenly throughout the City. The most heavily concentrated area of elderly people is in the southeastern corner of the City (i.e., Census Tract 6208). Table 38 provides the number of elderly people by Census Tract.

TABLE 38
ELDERLY POPULATION BY CENSUS TRACT
CITY OF MANHATTAN BEACH

Census Tract	Number of People Over 62 Years Old
6202	71
6203.01	449
6203.02	500
6203.03	520
6204	554
6208	806
6209.01	353
6209.02	279
TOTAL	3,532

Source: 1990 U.S. Census

The County of Los Angeles' population over 65 years of age is 860,587 or 9.7 percent of the County's total population. The City of Manhattan Beach therefore has a relatively low elderly population with 8.6 percent of its residents over 65.

There are two new developments (i.e., Manhattan Terrace and Manhattan Village - Senior Villas) designed to house the elderly in Manhattan Beach. The Manhattan Terrace (3400 Valley Drive) consists of 48 units with a monthly rental range of \$695 to \$900. The Senior Villas (1300 Park View Ave.) would consist of 104 dwelling units and are anticipated to rent at rates between \$525 and \$750. However, these two housing projects would only accommodate eight percent of the City's elderly population. A 1987 survey by a Manhattan Beach ad hoc committee showed that there would be a minimum need of 350 senior housing units by 1990. Even with the two new projects, in 1990 the City is expected to be nearly 200 units short of the senior housing demand.¹

Large Families

A large family is defined as a household or family with five or more persons. Families are considered groups of persons related by blood, marriage or adoption. Households represent all persons living together as groups, regardless of whether or not they are related.

The 1990 Census reported that of the 13,992 households in the City, 673 (4.8 percent) contained 5 persons or more. Of these 673 large households, 657 (97.6 percent) were large families. The remaining 16 households were non-related people living together in groups and equaled .1 percent of the total households in the City. Table 39 illustrates the distribution of large households throughout the City.

TABLE 39
HOUSEHOLD TYPE AND SIZE BY CENSUS TRACT - 1990

	6202	6203.01	6203.02	6203.03	6204	6208	6209.01	6209.02	City Total
Family Households									
2 persons	128	469	661	511	665	741	303	340	3818
3 persons	39	266	274	301	311	463	165	162	1982
4 persons	6	227	148	235	251	379	141	112	1499
5 persons	3	79	62	66	62	145	42	27	486
6 persons	0	22	11	15	18	45	11	6	128
7 or more	0	4	3	4	3	25	3	1	43
Nonfamily Households									
1 person	393	290	1276	286	352	538	187	490	3812
2 persons	169	115	549	157	187	198	83	195	1653
3 persons	36	52	148	41	51	64	18	51	461
4 persons	5	10	33	11	10	10	3	12	94
5 persons	2	1	2	0	0	3	0	2	10
6 persons	0	2	1	0	0	3	0	0	6
7 or more	0	0	0	0	0	0	0	0	0

Source: 1990 U.S. Census

The relationship between household size and the size of housing units can lead to the determination of the types of housing needs. Table 40 details the City's dwelling units by number of rooms and Census Tract. It can be seen that several thousand units in the City would be capable of accommodating large households.

**TABLE 40
UNIT SIZE**

	6202	6203.01	6203.02	6203.03	6204	6208	6209.01	6209.02	City Total
1 room	54	3	105	3	3	15	0	51	234
2 rooms	155	19	262	42	32	99	22	103	734
3 rooms	213	39	593	78	77	201	52	176	1429
4 rooms	243	210	820	244	295	458	126	306	2702
5 rooms	118	382	582	350	504	549	163	323	2971
6 rooms	53	363	452	367	548	482	222	211	2698
7 rooms	14	238	277	243	321	362	163	151	1769
8 rooms	12	179	121	190	126	262	97	90	1078
9 rooms or more	12	167	145	185	88	265	156	62	1080

Source: 1990 Federal Census

In 1990, there were 192 dwelling units that were over-crowded (1+ persons per room). These 192 units represent 1.4 percent of the City's occupied housing units. Although it is a small percentage, there remains a need to reduce crowded living conditions. This special housing need is not necessarily tied to large households, but rather, a poor match of housing to household. Table 41 details the persons per room in the City of Manhattan Beach in 1990.

**TABLE 41
PERSONS PER ROOM**

Person Per Room	Occupied Housing Units
0.50 or less	10,563
0.51 to 1.00	3,237
1.01 to 1.50	117
1.51 to 2.00	62
2.01 or more	13
TOTAL	13,992

Source: 1990 U.S. Census

Female-headed Households

Demographic, social, and economic conditions contribute to special housing demands for female-headed households. The 1990 Census reveals that there were 3,485 (24.9%) female-headed households within the City of Manhattan Beach. Among these 3,485 households, 397 (11.4%) had related children under 18 years old. Current data are not adequate to determine how many of these female-headed households are in need of housing assistance. However, because female-headed households are generally less affluent than male-headed households, it would be expected that there would be a greater need for assistance among female-headed households. Factors of particular interest to female-headed households may include security and, possibly, child care facilities.

Homeless

Most regional data predicts that the number of homeless people is growing. In order to implement programs to help this group of people, the nature and numbers of homeless are needed. The following is a partial list of the make-up of the homeless population.

- a. Single adult (usually male) transients who pass through a community on the way to some other destination, but who do not stay.
- b. Seasonal or migrant homeless individuals, mainly farmworkers and fishermen.
- c. Chronically homeless, single adults, including non-institutionalized, mentally disturbed individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to "live on the streets."
- d. Minors who have either run away from home or have been "thrown out."
- e. Low-income families who are temporarily homeless due to financial circumstances or are in the process of searching for a home. Single-parent families, mostly female-headed, are especially prevalent in this group.
- f. Women (with or without children) who are escaping domestic violence. Men may also fall into this category.
- g. Persons displaced as a result of disaster with no short term means of providing shelter.

There are few homeless people in the City of Manhattan Beach. SCAG estimates that there is only one homeless person residing in the City, while social service agencies are not aware of any homeless people in the City. Due to the movement of the homeless and the difficulty in defining the numbers of this group of the population, on September 16, 1991, questionnaires were sent to social service organizations in the South Bay area.

In response to the questionnaire, the Salvation Army, located at 1370 Alamitos Avenue in the City of Long Beach, reported that homelessness is one of their targeted problems. This Salvation Army in Long Beach estimates that they serve 73 people per day of which approximately 10 percent are homeless. They furthermore believe that none of these homeless people reside in Manhattan Beach.

Wellness Community-South Bay, located at 109 W. Torrance Blvd. in Redondo Beach, provides free-of-charge psycho-social support services to cancer patients. They estimate that they service 75 people per day, none of which are homeless. Approximately 100 people which participate in this service either reside in Manhattan Beach or had it as their last permanent address.

4. OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

The City of Manhattan Beach contains 2,492 gross acres, and 1,790 net acres, excluding streets. Of this 1,224 acres are in residential use. The City is nearly built out, and contains very few vacant sites. The only large sites in the City are located in the northeasterly portion of the City, with numerous smaller sites scattered throughout the City. A 4.4-acre site adjacent to the Manhattan Village shopping center has been set aside for a 104 unit senior citizen housing project which will contain very low, low, and moderate income units and market rate units. The remaining vacant or underutilized land in the northeasterly portion of the City is designated for industrial uses under the General Plan and is adjacent to a major research and development facility with which residential uses would not be compatible.

A February 1991 "Dataquick" inventory indicated that the city contained 63 small residentially zoned parcels which were vacant; of these, 35 sites are in the RS (Single-Family Residential) District and would accommodate single family residential development; 12 sites are in the RM (Medium-Density Residential) District, providing for up to 19 dwelling units at a density of one unit per 1,350 sq. ft.; and 16 sites are in the RH (High-Density Residential) District, providing for up to 45 dwelling units at a density of one unit per 850 sq. ft. Residential use of one additional vacant site located in the downtown commercial district would also be permitted. Approximately two thirds, or 63, of the additional units on vacant parcels would be provided on 38 vacant lots in the coastal area. These parcels are all quite small, generally accommodating only one or two units, and would not provide the economies of scale necessary for low cost housing.

Under the existing General Plan, the vacant 1.28 acre Metlox Pottery site in the downtown commercial area could potentially be developed for housing. Three additional vacant parcels exist along Sepulveda Boulevard in areas designated for general commercial use. These sites are surrounded by commercial development and front on Sepulveda Boulevard, which is a major arterial. The sites are relatively small and generally could not include a buffer area to protect potential residential development from adverse affects of traffic and adjacent commercial uses as well as provide for the residential development itself. One slightly larger site is located on Sepulveda Boulevard approximately 200 feet south of Second Street. This parcel is approximately one quarter acre in area, and is adjacent to uses which are not compatible with residential development; thus, residential uses would not be appropriate at this location.

The opportunity exists for the development of additional housing through the redevelopment of existing developed sites. Based on General Plan intensity levels, 742 dwelling units beyond that number counted in the census could be provided through development of existing developed sites to their full build out

potential (Table 42). In all, 910 additional dwelling units could be provided on residentially designated sites citywide.

**TABLE 42
POTENTIAL RESIDENTIAL GROWTH
RESIDENTIALLY DESIGNATED SITES ONLY**

Area	Census Tract	Units in April 1990	Units at Buildout	Growth
Coast Area	6203.02 6209.02	4,830	4,754	-76
Hill Section	6203.03 6209.01	2,703	2,925	222
East Side/ Manhattan Village	6204 6208	4,687	5,121	434
Tree Section	6203.01	1,600	1,830	230
El Porto	6202	874	975	101
Total		14,695	15,605	910

Note: Columns may not total due to vagaries of published census data.

Source: Manhattan Beach Land Use Element and 1990 Federal Census

In addition, residential uses are considered compatible with, and are permitted in, areas designated Downtown Commercial, Local Commercial, and North End Commercial. The commercial uses in these areas are smaller in scale than those in General Commercial areas. These areas total 36 acres. These areas could accommodate a maximum of 1,729 dwelling units if complete conversion to residential uses were to occur. More realistically, a five percent conversion, or ten percent mixed use, would result in 86 additional dwellings.

CONSTRAINTS

NONGOVERNMENTAL CONSTRAINTS

Land Supply

The primary constraint on the delivery of additional housing in the City of Manhattan Beach is the lack of raw land. This is typical of the surrounding area, which is largely developed. New construction occurs primarily as redevelopment of previously developed parcels.

An additional constraint in the City of Manhattan Beach is the prevailing subdivision pattern which consists of numerous small parcels with few sites over a few thousand square feet. As a result, assembly of a large site to accommodate a major housing project would be quite difficult. Construction of small projects results in the distribution of fixed costs over fewer units and loss of potential for economy of

scale. The only major exception is in the Manhattan Village area, in which a low and moderate income housing project is planned.

Land Cost

As a result of the limited supply of land, coupled with a strong demand for coastal property, the cost of land in the City is quite high. Land prices in Manhattan Beach vary according to views obtained from the property and proximity to the water, and proximity to undesirable uses, such as the Chevron Refinery. Advertised prices for residential lots, or "tear down" units ranged from \$269,000 for a developed lot of unknown size in the easterly portion of the City to over \$1,000,000 for a 3,300 square foot coastal parcel. This would equate to a land price of over \$300 per square foot and approximately \$15,000,000 per acre. The lowest advertised land price was \$429,000 for a 7,500 square foot parcel, equating to a land cost of \$57.20 per square foot, or \$1,500,000 per acre. Thus, land cost would be a major factor for housing, even at the highest residential densities.

Construction Costs

Construction costs vary according to the type of material used, and the amenities provided. The cost for basic no frills construction is about \$45 per square foot. However, construction prices can exceed \$100 per square foot for construction providing greater amenities. Developers may use luxury construction and build larger units to balance high land costs. This is because the land price alone will cause a dwelling to have a fairly high price. Buyers paying higher prices have expectations for greater amenities, which in turn leads to a greater increase in per unit cost.

Financing

Financing costs have dropped in recent months, enhancing the ability of buyers to afford housing. However, standards for home loans and construction loans have increased, with decreased availability of financing. Thus, although current rates are less a factor than in the previous decade, the availability of financing has severely reduced construction in the past year.

Marketability

In order to remain profitable, builders must respond to consumer demand. Thus, builders will produce that product believed to be most marketable. For this reason, amenities are generally provided beyond the mere minimum required for habitability. Buyers may be perceived to require a minimum size unit, or additional parking. Builders may be leery of scaling back amenities to achieve economy, if they believe consumers may not respond.

The recent Manhattan Terrace project was designed to provide reasonably priced housing for senior citizens, and was approved for occupancy in July 1991. The units are high quality, but are only 540 square feet. In addition, fewer parking spaces are provided than would normally be provided in a multi-

unit residential complex. Originally, rents were to be \$750 to \$850 per month. However, contrary to expectations, these reasonably priced units did not fill quickly, and there are still 20 vacant units. As a result, minimum rent has been reduced to \$695.

Public Attitude

In 1988, the Manhattan Beach General Plan underwent a comprehensive revision. Following this, the Zoning Code was also rewritten. The public repeatedly expressed a desire to maintain the small town atmosphere of the City. There was overwhelming support for limitations on the scale and intensity of new development. This could serve as a constraint on development to the extent that public opinion influences decision makers. In addition, under California law, citizens have considerable ability to directly affect land use decisions through the initiative and referendum process.

Availability of Infrastructure

Roadways in Manhattan Beach are subject to high levels of traffic which would be exacerbated by increased development. Much of this traffic is cut through traffic over which the City has no control. This traffic affects both the ability of the City to intensify development and the desirability of residential use of parcels along major streets such as Sepulveda Boulevard.

Other infrastructure issues relate primarily to the age of the infrastructure, rather than capacity. In the coastal area of the City, terra cotta sewer lines are deteriorating. Domestic water discoloration occurs from time to time in the beach area due to the use of iron pipes. At the southerly end of the City, along Sepulveda Boulevard, elevational differences between the area and the reservoir result in water pressure problems on occasion. Therefore intensification of water consuming development in this area could be a problem.

GOVERNMENTAL CONSTRAINTS

Governmental actions and policies may act as a constraint to the delivery of housing. These constraints include local ordinances and practices as well as state actions. The primary controls upon land use in the City of Manhattan Beach are the General Plan, Zoning Code, and Building Code. In addition, City fees and processing times may also affect development.

General Plan and Zoning

The General Plan provides for three categories of residential density. The permitted density in each category varies by area as shown on Table 43. These land use categories are consistent with those provided in the Zoning Code. To the extent that demand existed for very high density residential uses these density limits could act as a constraint on the delivery of housing. However, a greater constraint would probably be the City's height limit which would accommodate three stories, at most. Thus densities higher than the maximum 65 units per acre permitted would be extremely difficult to achieve, due to the

need for parking and the desire of the resident for adequate living space. This limit is consistent with the repeatedly stated desires of the citizenry to maintain a small scale community and the capacity of area roadways to serve development.

TABLE 43
GENERAL PLAN CATEGORIES

AREA	Low Density	Medium Density	High Density
1	17 du/acre	35 du/acre	52 du/acre
2	10 du/acre	30 du/acre	49 du/acre
3	6 du/acre	30 du/acre	59 du/acre
4	10 du/acre	23 du/acre	49 du/acre
5	Specific Plan	Specific Plan	Specific Plan
6	17 du/acre	35 du/acre	65 du/acre

The provision of parking is needed not only to satisfy the requirements of the Zoning Code, which requires two parking places per dwelling unit, but to satisfy the needs of the residents. In a 1985 survey conducted in conjunction with the City's General Plan update, 58 percent of respondents indicated that lack of adequate parking was a problem in the City.

Permit Process and Development Fees

Table 44 presents the planning and zoning fees for the City of Manhattan Beach and Table 45 presents the building permit fees. Fees are charged by the City to cover processing costs and staff time. From the Table it can be seen that the Quimby Fee is the most expensive fee (\$1,400) while the Coastal Approval in Concept Fee is least expensive (\$50).

Table 44
Planning/Zoning Fee Schedule

Amendments

Conditional Use Permit Amendment (Residential)	\$216.00 ²
Conditional Use Permit Amendment (Commercial)	358.00 ³
General Plan or Specific Plan Amendment	729.00 ²
Residential Planned Development Permit Amendment	216.00 ¹
Zoning Code Text Amendment	729.00 ²
Zoning Map Amendment	729.00 ²

Appeals

Appeal to City Council of decision of lower body.	
Fee is equivalent to 1/2 of initial filing fee, minimum	187.00
Appeal to City Council of Administrative Decision	290.00 ¹
Approval in Concept	50.00 ¹
Coastal Development Permit (Public Hearing)	717.00 ²

Commercial Planned Development

Amendment to Existing CPD Permit	216.00 ³
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Conditional Use Permit

Residential	588.00 ¹
Commercial	729.00 ²

Condominium Fees

Conditional Use Permit	588.00 ¹
Tentative Parcel Map (less than 4 units)	437.00 ¹
Tentative Tract Map (4 or more units)	588.00 ²
Vesting Map (Add to subdivision fee)	150.00

Subdivision Maps: (Parcel/Tract Maps)

Tentative Parcel Map (less than 4 lots/condo units)	437.00 ¹
Tentative Tract Map (4 or more lots/units)	588.00 ²
Vesting Map Fee	150.00
Final Parcel Map / Final Tract Map	209.00
Mapping Deposits	368.00
Quimby (Park and Recreation) Fee - new lot/unit	1,400.00
Time Extension Application	182.00
Minor Lot Line Adjustment	187.00
Consolidation of two or more parcels	209.00
Reversion to Acreage Parcel Map	209.00

Variance Minor Exception

Zone Variance	729.00 ²
Minor Exception	365.00

Miscellaneous Planning Applications

Building Relocation Permit	729.00
Development Agreement	1,306.00 ²
Large Family Day Care	216.00
Lot Merger/Unmerger	729.00
Lot Merger Appeal (of Planning Commission determination)	365.00
Neighborhood Overlay District Application	1,000.00 ²
Planned Development Plan	1,000.00 ²
Residential Planned Development Permit	729.00 ²
Specific Plan	2,000.00 ²
Senior Citizen Residential Planned Development Permit	729.00 ²
Special Permit (including Special Events)	437.00
Development Agreement	1,306.00 ²
Temporary Use Permit	216.00

Environmental Fees

Ministerial projects are shown without a number.

1	Environmental Assessment (No Initial Study)	379.00
2	Environmental Assessment (Initial Study)	500.00
3	Fee depends upon nature of the project.	

TABLE 45
BUILDING PERMITS

Total Valuation (\$)	Fee
1.00 to 500.00	24.30
501.00 to 2,000.00	24.30 for the first 500.00 plus 3.30 for each additional 100.00 or fraction thereof to and including 2,000.
2,001 to 25,000	73.80 for the first 2,000 plus 10.50 for each additional 1,000 or fraction thereof, to and including 25,000.
25,001 to 50,000	315.30 for the first 25,000 plus 7.90 for each additional 1,000 or fraction thereof, to and including 50,000.
50,001 to 100,000	512.80 for the first 50,000 plus 5.60 for each additional 1,000 or fraction thereof, to and including 100,000.
100,001 to 500,000	792.80 for the first 100,000 plus 4.80 for each additional 1,000 or fraction thereof, to and including 500,000.
>500,000	712.80 for the first 500,000 plus 3.50 for each additional 1,000 or fraction thereof.

A comparison of several fees between the City of Manhattan Beach and neighboring jurisdictions is given in Table 46. For the fees examined, the City of Manhattan Beach charges the lowest rates. This would indicate that the City's planning and zoning fees are not a significant constraint to the construction of housing.

TABLE 46
COMPARISON OF SURROUNDING CITIES PROCESSING FEES,
CONDOMINIUM DEVELOPMENT

City	Parcel Map (Condos)	Tract Map	Conditional Use Permit	Other Fees
Hawthorne	2,400.00	1,700.00	1,700.00	1768.00 ¹
Hermosa Beach	962.25	962.25	627.50 + 157.00/unit	6099.48 ²
Redondo Beach	916.00	916.00	760.00	450.00 ³
Manhattan Beach	437.00	588.00	588.00	2607.00 ⁴

1. City of Hawthorne Development Impact Fee

2. City of Hermosa Beach Park Dedication Fee = \$5198/unit; sewer connection fee = 901.48/unit.

3. City of Redondo Beach Park Dedication Fee = \$400/unit; sewer connection fee = \$50 per unit.

4. City of Manhattan Beach Park Dedication Fee = \$1400/unit; New Unit Fee = \$700/unit; sewer connection fee = \$492/hookup; water connection fee = \$15/hookup.

Source: Cities of Hawthorne, Hermosa Beach, Redondo Beach, and Manhattan Beach, 1991

Plan check for processing of building permits is generally four to six weeks, depending on work load. For discretionary permits, there is an initial internal review period of 30 days. If all materials appear to be in order, the application is then forwarded for a twenty one day public review and noticing period. These time frames are typical of those for cities in the region.

Building Codes

In 1989, the City adopted the 1988 Edition of the Uniform Building Code and Uniform Building Standards (Ordinance No. 1813). The ordinance details the revisions and amendments to the Building Code which exceed state standards. These amendments are all relatively inexpensive, and most of the revisions are related to fire alarms, smoke detectors, sprinkler systems, and other basic safety measures.

Building Codes are applied to new construction, and monitored and inspected under the building permit process. Where no permits have been obtained, inspections are made in response to requests and complaints.

5. COASTAL ISSUES

Section 65590 of the California State Government Code provides for the preservation and production of low- and moderate-income housing in the Coastal Zone. Where a city's local coastal program (LCP) was certified prior to January 1, 1982, housing provisions of the certified LCP are deemed to satisfy the requirements of this section. The Manhattan Beach LCP Land Use Plan was certified on June 18, 1981, and thus the LCP housing programs discussed below would fulfill the requirements of the section. However, it is anticipated that existing housing programs contained in the City's LCP will be deleted under the comprehensive LCP revision now underway. Thus, the City would be subject to specific requirements of Section 65590.

SECTION 65590

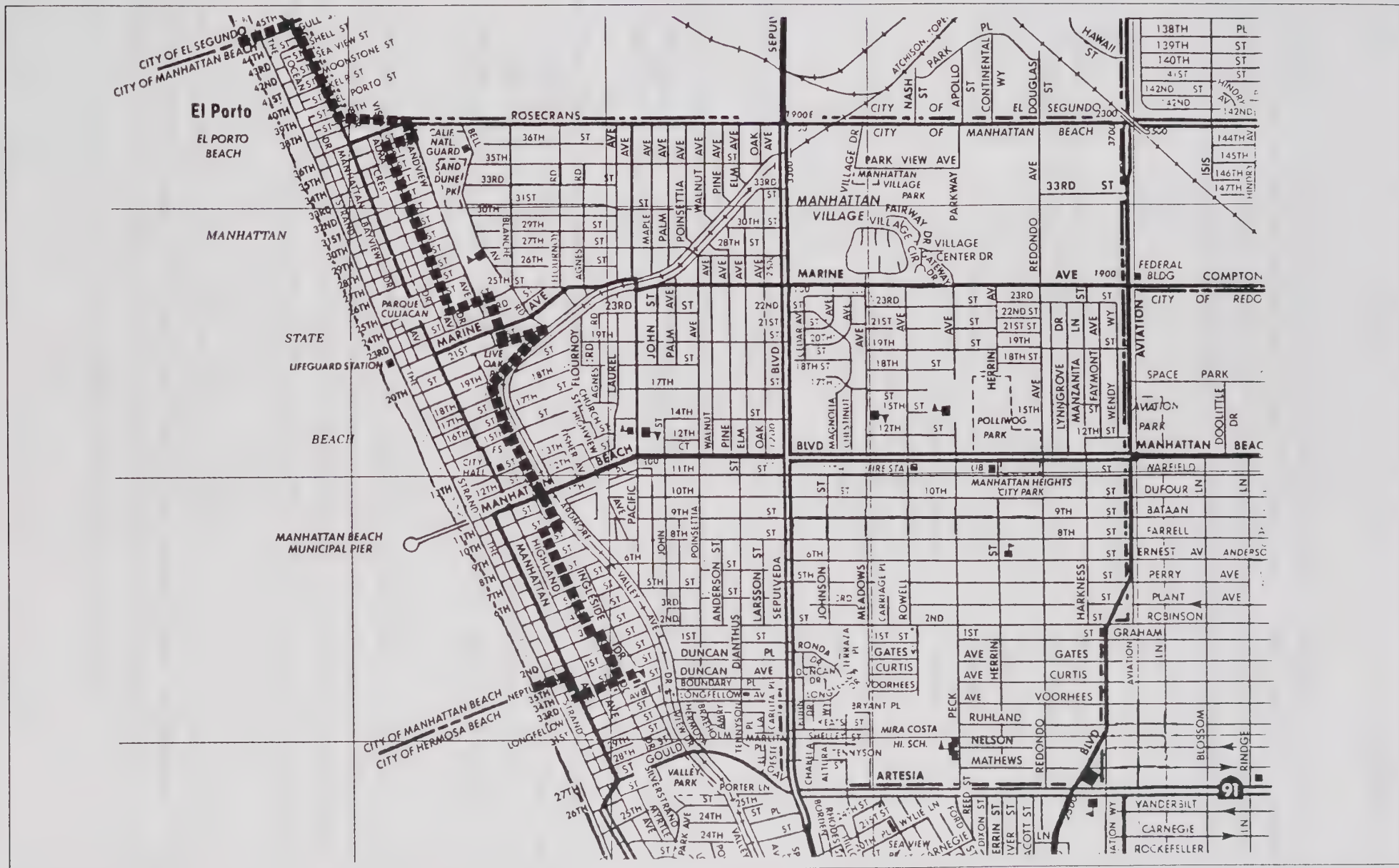
Section 65590 of the California State Government Code requires the inclusion of low or moderate income housing in new residential development in the coastal zone where feasible. It also contains requirements for replacement of low and moderate income housing within the coastal zone when such housing is demolished or converted to other uses. The replacement housing must be provided only where feasible if the local jurisdiction has less than fifty acres, in aggregate, of privately owned, vacant land which is available for residential use.

The City of Manhattan Beach currently has well below fifty acres of vacant acreage available for residential use. Vacant land available for residential use is limited to one 4.4 acre site adjacent to the Manhattan Village Shopping Center, 63 small residential parcels scattered throughout the city, having a total area of approximately 5 acres, and the 1.28 acre Metlox Pottery site. The last of these is located in the downtown commercial area where residential uses are considered compatible with the low intensity commercial uses typical of the area and are permitted by the policies contained in the Land Use Element of the General Plan.

The small number of vacant sites along Sepulveda Boulevard and in the northeastern commercial/industrial area of the City are not considered available for residential use due to land use incompatibility. Residential uses in these areas would be subject to adverse levels of noise, traffic, and other impacts associated with commercial and industrial uses. Recognizing this incompatibility the Land Use Element of the General Plan does not provide for residential uses in these areas.

Coastal Zone Boundary

Figure 3



Source: Manhattan Beach General Plan; Automobile Club of Southern California



No Scale

eip

If a city has fifty or more acres of vacant residential land, replacement of dwelling units demolished or converted to other use must be provided only if feasible in some cases; in other cases, the replacement units must be provided regardless of circumstances. Should available acreage in the City of Manhattan Beach increase to over fifty acres by some means, the replacement requirements below would apply:

TABLE 47
REPLACEMENT REQUIREMENTS UNDER SECTION 65590

<u>Number of Units to Be Demolished or Converted</u>	<u>Number of Structures</u>	<u>Replacement Use</u>	<u>Replacement Requirement</u>
One or two	Any	Any	If feasible
Three to ten	Two or more	Any	If feasible
" " "	One	Coastal dependent or coastal related	If feasible
" " "	"	Not coastal dependent or related	Replacement required

EXISTING LOCAL COASTAL PROGRAM

Major provisions of the existing LCP include provisions related to condominium conversion, senior citizen housing, and loss of affordable housing in the coastal zone. Regarding condominium conversion, the existing LCP provides that:

- The City shall continue to maintain, at a minimum, the present restrictive conditions for condominium conversion, within the coastal zone. This will allow only buildings which meet current standards to be converted to condominiums, thus preserving many units for privately-owned, affordable rental units. In 1978, affordable housing supply and demand were approximately in balance.

Section 10.88.070 of the Municipal Code contains requirements regarding tenant notification, right to purchase, tenant purchase discounts, relocation expenses, and tenant discounts when condominiums are converted. Provision is made for lifetime leases for nonpurchasing elderly or medically disabled tenants. In addition, low and moderate income tenants and those with children are provided with an extended relocation period.

In evaluating requests for condominium conversion, the Board of Zoning Adjustment must consider the impact of tenant displacement, with emphasis on existing low and moderate income tenants under Section 10.88.080 of the Code. In addition, Section 10.88.090 provides for density bonuses or other incentives for inclusion of at least 33 percent low and moderate income housing in a project.

The LCP contains the following program and policy regarding senior citizen housing:

Policy

- The City will study the economic, environmental, and social impacts related to the development of senior citizen affordable housing on any suitable available property within the coastal zone.

Program

Further study and develop density and/or parking incentives for affordable senior citizen housing in Manhattan Beach where appropriate. Incentives for building affordable housing in the coastal zone can be given by reviewing parking requirements or by reviewing the number of dwelling units allowed on a lot. These two mechanisms would encourage the development of affordable housing suitable for senior citizens. The units would be small, probably with less than standard parking.

Section 10.12.050 of the Municipal Code contains special standards for senior citizen housing which are generally more lenient than standards for other types of residential development as specified under Section 10.12.030 of the Zoning Code.

Finally, the LCP contains the following policy designed to address the loss of affordable housing in the coastal zone:

Develop a program to address the issue of the loss of affordable units from the coastal zone. The program would allow expansion exceeding 50% of the existing floor area of a nonconforming unit *only* if it is nonconforming by reason of containing less than the required off-street parking. The code presently limits expansion to 50% unless the parking is brought up to code requirements. For example:

Where there exists a 30' X 90', R-2 [now R-M] lot with a 1,000 square foot single family dwelling on the front and an apartment above or along side a two-car garage at the rear; the present code would allow an addition of up to 500 square feet to the single family dwelling. Any additional square footage would require conformance to parking. The proposed program would allow the addition to exceed 500 square feet, if the reconstructed apartment was rented to a senior citizen, the use could be maintained without correcting the parking deficiency.

Consistent with this policy, under Section 10.68.020 of the Municipal Code, a use which does not conform to current parking requirements is not deemed to be nonconforming solely because of the parking nonconformity. Thus, expansion of a residential structure having nonconforming parking would be permitted, provided the structure or use were conforming in other respects. This program would address the loss of affordable units insofar as restraints on rehabilitation of residential developments with nonconforming parking resulted in demolition and replacement with higher priced units.

6. HOUSING PROGRAM

GOALS, POLICIES AND PROGRAMS

GOAL I. Preserve the quality of existing neighborhoods.

Policy 1. Preserve the scale of development in existing residential neighborhoods.

Program 1. Continue to enforce provisions of Section 10.12.030 of the Zoning Code which specifies District Development Regulations for height, lot coverage, set backs and open space.

Implementation: Continuing.

Policy 2. Encourage the maintenance of existing dwellings.

Program 2. Utilize Community Development Block Grant funds for home improvement loans for low income housing, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs.

In Fiscal Year 1989-90, the City of Manhattan Beach received \$163,151 in Community Development Block Grant (CDBG) Funds. Utilization of this amount of funding to assist in the production of new housing would result in very few new units due to land costs and other constraints. However, this funding could be utilized to provide a larger number of small loans or grants for rehabilitation of existing housing.

CDBG funds are given to local public service agencies who provide services for low and moderate income residents as well as elderly, disabled, and abused residents. Services include counseling, shelter referral, dental care, case management and groceries for seniors. By law, no more than fifteen percent of a locality's CDBG grants may be passed on to such social service providers. The City has also utilized CDBG funds for the senior center and for removal of physical barriers to mobility of the handicapped.

In addition, CDBG funds have been allocated toward rehabilitation of the pier, which was a serious need for the City. In the future, other funding sources, such as Coastal Conservancy

funds, could be sought as a means of freeing CDBG funds for other uses, such as housing rehabilitation programs.

Many homeowners in the City could not afford to purchase their homes at currently prevailing prices, and are "house rich and cash poor," which is typical of the region. Long time residents would be expected to have decades old mortgages with relatively low payments. Some may have completed their mortgage payments. Thus, as they approach their retirement years and live on a fixed income, they could continue to afford to live in their current residences. However, major home repairs and rehabilitation could exceed limited budgets.

In addition, first time homeowners would be facing new mortgages with large payments. Units available to first time buyers would, however, be expected to be the lowest priced homes, oftentimes "fixer uppers". Mortgage payments could require a large proportion of the buyers' income, leaving little remaining income for home repairs. However, even the lowest advertised prices for residential units would be out of reach for low and moderate income individuals, and a CDBG funded loan program would therefore be expected to be most heavily utilized by long term homeowners on fixed incomes.

Implementation: Commence program within one year (1993-1994 Fiscal Year).

GOAL II. Provide a variety of housing opportunities for all segments of the community, including various economic segments and special needs groups.

Policy 3. Provide adequate sites for new housing consistent with the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.

Program 3a. Continue to allow infill in residential areas.

Development of existing vacant residential infill sites would result in the production of 91 residential units on 64 small sites scattered throughout the City. Infill on developed sites built at less than the density permitted under existing zoning could result in approximately 670 additional units.

Approximately half of these 670 units would be in the El Porto area and Tree Section. Section 10.12.030 (J) of the Municipal Code permits the establishment of up to two dwelling units on any site of at least 1350 square feet in the El Porto area. This would result in a net increase of 101 dwelling units for the area, based on Census data and buildout potential. Actual new construction activity would exceed this figure, due to the removal of illegal units which were counted in the census and would be replaced by new units. Inasmuch as Census data indicated a median rent for this area of \$990 per month, it would be expected that new rental units in this area would be

affordable to a County median income or City low income household, which would be able to pay a monthly rent of \$1,050 or \$1,584 respectively.

Many homes in the Tree Section have been constructed on double lots. Although the City has the legal authority to process lot mergers for these sites in accordance with section 645.11 of the Subdivision Map Act, the City has chosen not to do so. The development of these double lots for two separate single family homes and other infill in the Tree Section could result in a net increase of approximately 230 homes.

Implementation: Continuing.

Program 3b. Continue to provide for a mixture of uses in the Manhattan Village area.

The Manhattan Village area contains a mix of hotel, office, research and development, retail, recreation and residential uses. Under existing plans, one of the remaining vacant parcels is proposed to be developed with 104 senior citizen housing units. A portion of these units will be available to very low, low and moderate income households under the terms of a pending settlement agreement between the developer of Manhattan Village and a poverty interest group.

Implementation: Facilitate construction of Manhattan Village housing on an ongoing basis. Ultimate construction date will depend upon other parties and is beyond City control.

Program 3c. Continue to permit the establishment of residential uses in commercial districts.

Under Section 10.16.020 of the Municipal Code, residential uses are a permitted use in the Local Commercial, Downtown Commercial, and North End Commercial Districts, upon the approval of a use permit. Where demand exists for residential uses, this can facilitate the delivery of housing. In a mixed use project, the provision of an accompanying commercial use can help absorb some of the fixed costs of development, thereby facilitating the production of lower cost units.

Implementation: Continuing.

Policy 4. Preserve existing affordable housing stock

Program 4a. Regulate the conversion of rental stock to condominiums.

Section 10.88.080 of the Municipal Code requires that potential displacement of existing tenants be taken into consideration when evaluating requests for conversion of existing rental units to condominium status. In addition, under Section 10.88.070, tenants must be given first right of

refusal to purchase at discounted prices. Those tenants who do not wish to purchase must be provided relocation assistance. Elderly and handicapped tenants must be provided life leases, with no rent increases for at least two years, and low and moderate income tenants and families must be given at least one year to relocate. These programs help to reduce the impact of condominium conversion on low and moderate income households.

Implementation: Continuing.

Program 4b. Amend the Municipal Code to permit existing legal nonconforming residential units to remain indefinitely, subject to approval of the Board of Zoning Adjustments.

Under Section 10.68.070C of the Municipal Code, a legal nonconforming residential unit which is nonconforming by reason of the number of units on the lot must be abated within 5 years from the date on which the unit becomes nonconforming subject to certain notification and exception procedures. Where nonconforming housing is in good condition and is not a threat to health or safety, the retention of this housing may provide a low cost alternative to newer units. A zoning amendment to provide for retention of such housing is being considered under the ZORP one year review.

Implementation: Within six months (1993).

Policy 5. Encourage the development of additional low and moderate income housing.

Program 5a. Provide density bonuses or other incentives for provision of senior housing or housing affordable to low income households.

Section 10.52.090 of the Municipal Code provides for density bonus or other incentives when low income housing is provided. In accordance with Section 65915 of the California Government Code, the housing must remain affordable for at least thirty years. In accordance with Section 10.12.050 N of the Municipal Code, development standards may be modified where affordable housing is provided.

Implementation: Continuing.

Program 5b. Streamline the development process to the extent feasible.

The City currently allows and encourages concurrent processing of all discretionary applications for a project, thereby streamlining the development process. As discussed in the previous section regarding governmental constraints, processing time for building permits in the City compares favorably with that for other nearby jurisdictions.

Under Section 10.48.050 of the Municipal Code, single family residences are exempt from the requirement for a Coastal Development permit, which is required for other types of development in the coastal zone. The City may wish to consider expanding the exemption to duplexes, triplexes, and fourplexes which meet all other requirements of the Municipal Code.

Implementation: Continuing.

Program 5c. Allow the establishment of manufactured housing on single family residential lots.

In accordance with Section 10.52.100 of the Municipal Code, manufactured housing is permitted on single family lots not occupied by another dwelling. The housing must be secured, must meet certain design criteria, and must be on a relatively flat slope. These criteria are not unduly burdensome and would not prevent the establishment of manufactured housing on residential lots.

The 1990 census reported three mobile homes in the City. It is not known whether these are manufactured housing utilized as permanent residences or are construction trailers.

Implementation: Continuing.

Program 5d. Work with the private sector to facilitate the provision of low and moderate priced housing.

In the recent past, the City has worked with the private sector to produce two residential projects available to low and moderate income households. The Manhattan Terrace development received a certificate of occupancy in July 1991. The City approved a use permit to allow this senior citizen project at 3400 Valley Road. This forty eight unit project contains 540 square foot units which rent for \$695 to \$900 per month. This is well below the median rent for the City, and would be affordable to individuals making 50 percent of the City median income. Based on HUD adjusted income for a two person household, the \$695 rent is just above that which would be affordable to a low income, two person household. As of October 1991, 28 of the units had been rented.

A 104-unit seniors project is also anticipated at Manhattan Village. This project would provide housing affordable to very low and moderate income households. In addition, seven market rate, single family lots would be sold. The City processed a zoning amendment to allow a higher density for this project, and reoriented a City recreation facility in order to facilitate development of the project. It should be noted, however, that under the terms of the pending settlement agreement, the units could potentially be provided elsewhere in the South Bay area.

Implementation: Continuing work with developers of Manhattan Village housing project and other potential developers.

PROGRAM 5e. Consider allowing granny flats, subject to approval of a use permit, where such housing is limited to a low or very low income individual over 62 years of age.

Under Section 10.52.060 of the Municipal Code, second family residential units are prohibited in single family districts. However, Sections 65852.1 and 65852.2 of the Government Code make a distinction between second family units and granny flats. A granny flat must be solely occupied by one or two persons who are 62 years of age or older. A granny flat may be provided in conjunction with a single family residence provided that the floor area does not exceed 30 percent of the total living space, if attached to the primary residence, or 1,200 square feet if detached. Inasmuch as the impact of an elderly individual would be expected to be less than that of a younger family, in terms of traffic generation and utility use, the City may wish to consider permitting granny flats if occupancy is limited to a low income elderly individual.

Implementation: Initiate studies within six months (1993).

Policy 6. Encourage means of increasing ability to afford existing housing stock.

Program 6a. Continue to participate in Los Angeles County Housing Authority, and publicize availability of Section 8 rental assistance for households in the City.

Section 8 rental assistance is provided by the United States Department of Housing and Urban Development and is administered locally by the Los Angeles County Housing Authority. Under this program, low income households are provided the differential between the rental rate of a unit and what they can afford. The rental rate cannot exceed fair market rent for the area as established by HUD. There are currently eight Section 8 certificate holders residing in the City of Manhattan Beach. However, based on Census data and advertised rents, additional units fall within the permissible rental range. However, the County has ceased accepting applications for new section 8 assistance due to the length of the countywide waiting list.

Implementation: Continuing.

Program 6b. Encourage shared housing programs for seniors and existing one person households.

Sharing of one housing unit by two or more roommates can render housing affordable to persons who could not otherwise afford housing individually due to the ability to share housing costs among roommates. This could be facilitated by provision of space for flyers on a bulletin board or table at City Hall or other public building, such as the library.

Implementation: Notify senior groups of available bulletin board or space for flyers within two months (First half of 1993).

Policy 7. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Program 7. Continue to participate in area wide programs to ensure fair housing.

Fair housing issues for the City of Manhattan Beach, such as investigation of discrimination in the provision of housing, are currently handled by the West Side Fair Housing Council under the aegis of the Los Angeles County Community Development Commission - Housing Authority. Activities of the West Side Fair Housing Council are funded by Community Development Block Grant funds which are processed through the County. The Fair Housing Council investigates complaints of discrimination in housing. Individuals contacting the City are referred to the Fair Housing Council.

Implementation: Continuing.

GOAL III. Provide a safe and healthful living environment for City residents.

Policy 8. Eliminate potentially unsafe or unhealthful conditions in existing development.

Program 8a. Continue the active code enforcement program for illegal and substandard units.

In the past year, the City has abated 40 illegal housing units and taken steps to bring 5 units into conformance. Over two hundred units were investigated.

Implementation: Continuing.

Program 8b. Utilize Community Development Block Grant funds for home improvement loans for low income housing, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs. This is identical to Program 2, above.

Implementation: Commence within 1993-1994 Fiscal Year.

Program 8c. Consider the adoption of an ordinance to require the provision of adequate security and facilities for moderately priced hotels or motels which informally convert to single room occupancy use.

Very low income households may take up residence in low priced hotels and motels as housing becomes more scarce and landlords more selective. Hotels do not require security deposits or references, and are thus available to those who cannot save for a deposit or have no local reference. Although some hotels and motels have limits on length of residency, not all do. In fact, weekly hotel rentals may result in a savings over daily rates. As more households begin to reside in hotels and motels, the hotels and motels could become informal single room occupancy (SRO) residences.

These households have different needs than typical hotel guests in terms of parking, cooking, and recreation. Many cities have established ordinances specifically providing for such use. Others have SRO's as a de facto use in existing hotels and motels.

Typical SRO requirements include provision of adequate parking, controlled access, twenty four hour security, provision of cooking facilities, and provision of common areas. Where a hotel or motel has more than fifty percent of its occupants as long term tenants, it could be considered to be an SRO use.

Implementation: Commence studies in 1993-1994 Fiscal Year.

Program 8d. Work with neighboring cities, the South Coast Air Quality Management District, the Regional Water Quality Control Board, and the Chevron Oil Refinery to ensure that residential uses in the northerly portion of the City are not adversely affected by industrial uses in the area.

Industrial uses near residential development in the north of the City include the Chevron Refinery and the TRW industrial facility. These industrial facilities may utilize or generate toxic or hazardous materials or create unacceptable noise levels. Unless such materials are controlled, they may have a detrimental effect on the health and safety of nearby residents. Thus, the City must work with industry and responsible agencies such as the AQMD and RWCB to ensure that such materials are adequately controlled.

Implementation: Continuing.

Policy 9. Prevent the establishment of potentially unhealthful conditions in new development.

Program 9. Require that residential uses adjacent to industrial or commercial uses be adequately buffered from such uses.

Sections 10.16.030 and 10.20.030 of the Municipal Code requires that walls and setbacks be provided between industrial and residential uses and between commercial and residential uses.

Implementation: Continuing.

GOAL IV. Encourage the conservation of energy in new housing.

Policy 10. Reduce energy loss due to inferior construction techniques.

Program 10. Continue to require all new projects to conform to the requirements of Title 24 of the California Administrative Code.

Title 24 contains specific requirements for energy conservation which result in energy savings of approximately 50 percent when compared to standard construction techniques utilized prior to enactment of current standards. Under State law, individual jurisdictions may develop local standards which exceed the requirements of Title 24.

Implementation: Continuing.

Policy 11. Encourage residents to conserve energy.

Program 11. Support public utility companies in their efforts to educate the public in means of energy conservation.

Local utility companies regularly circulate information regarding energy conservation to their residential customers. To support such programs, the City could allow posting of energy conservation materials on publicly owned bulletin boards, and adopt proclamations of support in order to publicize conservation efforts.

Implementation: Notify utility companies of available bulletin board or space for flyers within two months (First half of 1993).

Policy 12. Encourage reduction in energy consumption by residents commuting to work.

Program 12a. Provide a balance of residential and employment generating uses in the City, including mixed use projects.

Where individuals have an opportunity to live in close proximity to their work, vehicle miles travelled to and from work can be reduced, thus reducing energy consumption. The City has permitted the development of mixed uses in Manhattan Village and permits the development of

residential uses in commercial districts. In addition, the commercial areas of the City are in close proximity to residential districts, thus providing the potential that residents may walk to work, or only drive a short distance.

A survey conducted by the City in 1985 indicated that 26 percent of residents worked within the City, and another 35 percent worked in the South Bay area, only a short distance from home.

Implementation: Continuing.

Program 12b. Continue to implement Regulation XV of the Air Quality Management Plan at the City level.

Regulation XV requires employers to take steps to reduce single occupancy vehicle ridership to work. This may include preferential parking for carpools, van pools, flex time, or other incentives. The City of Manhattan Beach has actively pursued programs to implement Regulation XV, thereby setting an example for the rest of the Community.

Implementation: Continuing.

QUANTIFIED OBJECTIVES

Section 65583 (b) of the California Government Code requires that a housing element contain quantified objectives for the maintenance, improvement, and development of housing. The Section also states:

It is recognized the total housing needs...may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements... Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

Under the adopted 1988 RHNA, the City of Manhattan Beach has a need for a net increase of 645 dwelling units to be produced in the period from July 1, 1989 to June 30, 1994, as discussed in Section 3. Under the existing General Plan, the City has capacity on residentially designated sites for 910 dwelling units more than existed in the City at the time of the 1990 Census. This does not include potential additional units in mixed use areas. From July 1989 to April 1990, there was an increase on 51 dwelling units in the City. Thus, total General Plan capacity above that existing at the beginning of the RHNA period is 961 on residentially designated sites. This exceeds the need identified in the RHNA.

NEW HOUSING

For the twenty five month period from July 1, 1989 through July 31, 1991, which is the last date for which data was available for this study, 283 dwelling units were demolished in the City and 442 dwelling units received certificates of occupancy, for a net increase of 159 dwelling units. Most of the new units were in single family residences and small complexes. The one exception is the 48 unit Manhattan Terrace project. Thus, small infill projects constitute 111 units.

Continuation of infill projects at the same rate would result in the production of 266 new units over the 1989-1994 period. An improved economy might be expected to result in an increase over this rate. However, future economic conditions cannot be assured. Thus, new housing that would be anticipated from 1989 to 1994 under existing market conditions would be as shown in Table 48:

TABLE 48
BUILDING ACTIVITY, MARKET CONDITIONS

	New Construction	Net Increase
Infill and Replacement	946 units	266 units
Manhattan Terrace	48 units	48 units
Total	994 units	314 units

An additional 104 units will be provided in Manhattan Village. These units are the result of a settlement agreement between the developer of Manhattan Village and an anti-poverty group, and have been assisted by the City through a re-zone and modification of adjacent public facilities. The units will include 21 low income senior units and 83 moderate income senior units.

Provision of granny flats would provide for additional units. However, age and income restrictions would keep the number of units within reasonable limits. Granny flats could be expected to provide 4 units per year, or an additional 10 units over the next 30 months.

Additional units could be provided in commercial areas in mixed use projects. Local developers have expressed an interest in development of residential uses where permitted in commercial districts. As discussed previously, a maximum of 1,729 units could be provided in commercial areas. However, demand exists for the preservation of these commercial areas for commercial purposes. Thus, no more than eight to ten units per year would be expected to be constructed. Construction of eight units per year in commercial districts would result in the production of 20 dwelling units over the next thirty months.

These measures would bring the total new units to 1128 over the 1989/1994 period with a net increase of 448 units. An improved economy would be expected to result in some increase over this amount.

Thus, the total production of units exceeds that under the RHNA. However, the net increase in dwelling units falls short, due to the number of demolitions.

TABLE 49
NEW HOUSING ACTIVITY

	Market Conditions	RHNA
New households/vacant units	448 ¹	665
Demolition replacement	680	423
Total	1128	1088

1. Out of potential 961 units permitted by right on residentially designated sites.

Reduction in demolitions would not, in and of itself lead to an increase in housing due to the fact the majority of new units are built on previously developed sites. In fact, duplexes and triplexes are commonly constructed on lots previously occupied by a single family residence. Thus, a limit on demolitions could actually inhibit the production of new housing, due to the small number of vacant sites city wide.

HOUSING PRESERVATION

The City currently regulates the conversion of rental units to condominiums. This is designed to preserve rental housing stock, although demolition of older units in order to construct new condominium units is permitted. It is not known how many units are currently preserved through existing condominium regulations, although the City receives occasional enquiries regarding potential conversion.

Institution of a low income housing rehabilitation loan program would result in the preservation and enhancements of existing housing. Most such loans are small--in the \$5,000 to \$10,000 range. Assuming an average loan of approximately \$7,000, allocation of one third of the City's CDBG allocation to such a program could result in the conservation of eight units per year. Inasmuch as the loans are repaid, funds could continually be rolled over into new loans, following initial investments.

At the time of the 1990 census, the beach area contained 76 more units than would be permitted under the existing general plan. While some of these may be illegal units, a portion may be legal nonconforming units. It would be expected that a significant portion of illegal units would not be counted in the census due the property owners desire to conceal such units.

Amendment of the zoning code to permit retention of legal nonconforming units for the life of the unit would result in the conservation of the units. Were even one third of these units legal units, this would result in the conservation of 25 units city wide.

The two programs would result in the conservation of 45 units in the city over the next thirty months.

Section 65583(a)(8) of the California Government Code requires an analysis of previously assisted housing projects which may change to non-low-income housing during the next 10 years as well as strategies to preserve or replace the units. There are currently no such projects in the City of Manhattan Beach and, therefore, no preservation program for such units is necessary.

AFFORDABILITY

Due to market factors, it is anticipated that the bulk of new, market rate units would be affordable only to high income individuals. Anticipated new units are broken down as follows:

**TABLE 50
NEW UNIT AFFORDABILITY**

	Very Low	Low	Moderate	High	Total
RHNA	120 du 11.02%	137 du 12.59%	167 du 15.35%	664 du 61.03%	1088 du
CITY					
Infill				946 du	
Manhattan Terrace			48 du		
Manhattan Village		21 du	83 du		
Granny Flats		10 du			
Commercial Areas				20 du	
CITY TOTAL		31 du 2.75%	141 du 13.39%	966 du 83.86 %	1128 du

It can be seen that although significant numbers of units will be produced, the affordability profile does not meet the RHNA. Based on market demand and land costs, it would be anticipated that production of low or very low income housing would not occur on solely a market basis.

7. CONDOMINIUM POLICIES

Condominiums have been developed in multi-family and two family areas of the City. A 1991 Dataquick survey revealed 852 condominium units in the City. According to the 1990 Federal Census, there were 1,123 "single family attached" dwelling units in the City in 1990. Presumably most single family attached housing would consist of condominiums, inasmuch as Manhattan Beach does not contain zero lot line townhouse type development. With the exception of the large condominium development in Manhattan Village, most condominiums in the city are in small complexes of only a few units. These small complexes are concentrated in the beach area, where approximately ten percent of all dwelling units are single family attached dwellings, as shown in Table 51.

TABLE 51
SINGLE FAMILY ATTACHED DWELLINGS

Census Tract	Total Units	Single Family Attached	Percent of Total Units
6202	874	54	6.18%
6203.01	1,600	8	0.50%
6203.02	3,357	320	9.53%
6203.03	1,702	18	1.06%
6204	1,994	434	21.77%
6208	2,693	108	4.01%
6209.01	1,001	19	1.90%
6209.02	1,473	162	11.00%
TOTAL	14,694	1123	7.64%

Source: 1990 Federal Census

Condominium development may be of concern for a number of reasons. These include effects on affordable housing, effects on housing diversity, building bulk, common area maintenance, and parking.

AFFORDABLE HOUSING

In the southern California market, new rental housing must generally be held for some time before rental payments result in a positive cash flow for the owner. By contrast, condominiums may be sold quickly, for a faster return on investment. In addition, for a given project, a larger amount of financing may be

obtained for condominium development than for apartments. Thus, due to market forces, development of condominiums may be pursued in a case where development of rental housing would be marginal. This may encourage demolition of viable housing for more profitable condominium development in cases where demolition for rental purposes would not be pursued.

Further, although condominiums may be more reasonably priced than single family detached housing, advertised selling prices for condominiums in the City are still well above affordable limits for low and moderate income households. Because ownership housing in southern California is viewed as an investment as well as basic shelter, individuals will pay more to purchase a home than the home would be valued solely for purposes of shelter. In addition, as discussed previously, builders tend to "build up" to buyers expectations for ownership housing, incorporating more amenities which may increase costs. Thus, ownership housing tends to be more expensive than rental housing.

If the City desires to deal with the issue of affordability in regard to condominium development, the following policy is suggested:

Prior to issuance of a permit to demolish any residential structure, application for a building permit shall be filed. Where the new development is intended to be for condominium purposes, provision shall be made for replacement of any housing currently affordable to low or moderate income tenants. Such housing shall be provided onsite, where feasible, or elsewhere in the City of Manhattan Beach.

HOUSING DIVERSITY

Section 10.52.110 of the Manhattan Beach Zoning Code requires that two unit condominium development be developed with units that are approximately the same size, and no unit is to exceed fifty five percent of the total floor area of the development. This is typical of small condominium developments whether or not it is legally required. This is due to marketing factors as well as future arrangements for maintenance and governance of common areas. If one owner held title to a major portion of the overall development, balancing of the needs and desires of both owners involved could be difficult.

This does not apply to duplex development in general. Duplex units may be identical, or they may vary widely. For example, a project may consist of a sizable home with a garage apartment. By contrast, with a condominium development, two full size units would be developed, rather than one large dwelling unit with a smaller auxiliary unit. This narrows the range of housing diversity and affordability, due to the elimination of the smaller units.

If it is the City's desire that duplex areas be developed with units of various sizes, the following policy is suggested:

Where two units are developed on a lot, only one of the units may utilize more than forty percent of the allowable floor area for all development on the lot. The floor area of the second unit shall not exceed forty percent of the total permitted on the lot.

Thus, rather than a fifty/fifty split, one unit would tend to be larger than the other. If a builder chose to develop condominiums, and thus nearly identical units, overall building bulk would be reduced to eighty percent of the maximum allowed ($40\% \times 2 = 80\%$). This would provide a negative incentive for the development of condominiums due to the reduced floor area permitted.

BUILDING BULK

As noted above, condominium developments tend to consist of two full size units, rather one larger unit with a smaller unit. However, permitted floor area ratios and building height limitations are the same for both condominiums and rental duplexes. Thus, the same overall building bulk could be achieved with either type of development. There may, however, be a greater tendency to include such features as cathedral ceilings and clerestories in condominiums, in order to provide a greater feeling of spaciousness in the ownership units. These features increase building bulk, even though they do not affect floor area ratio.

The policy suggested above, which is designed to encourage building diversity would have the effect of reducing floor area ratios in condominium developments. If the City wishes to further control building bulk, it may wish to consider the following policy:

Include cathedral ceilings and similar features in calculations of floor area, where such features exceed a given height.

However, in light of the recently completed comprehensive revision to the Zoning Code, further revisions to building bulk standards may not be realistic at this time.

MAINTENANCE

Typically maintenance of common areas and exterior improvements in condominium developments is financed through homeowner fees. When major improvements are needed, a special assessment may be levied. Decisions regarding specific expenditures are determined by majority vote or, in larger complexes, by the association board. If a homeowner fails to pay his or her share, the association may place a lien on that homeowner's property.

In two or four unit condominium developments, the potential that owners will be evenly split over decisions increases. In addition, if an owner fails to pay fees previously agreed upon, the burden of pursuing necessary legal action falls on just one or three other homeowner(s).

Section 10.52.110 of the Manhattan Beach Zoning Code currently requires that certain information be included in condominium owner's agreements. Section 10.52.110 Q states that title conditions, covenants, and restrictions (CC&Rs), shall be subject to approval of the City Attorney. Thus, under current codes and precedent, the City could take the authority to review CC&Rs or place requirements on condominium owner's agreements. The City may wish to add the following requirements for condominium development:

Covenants, conditions and restrictions for condominium developments must provide a means of binding arbitration in maintenance disputes and provide for recovery of funds expended to collect delinquent fees.

PARKING

Demand for parking for condominiums has not been demonstrated to exceed that for apartments. Roommates sharing living expenses tend to generate at least as great a demand for parking as a married couple purchasing a condominium. However, rental units often have open parking, whereas condominium units frequently provide a greater proportion of required parking as enclosed parking. In fact, Section 10.64.030 of the Municipal Code requires only one enclosed parking space per dwelling unit for multi-family development in general, and two enclosed parking spaces per dwelling unit for condominiums.

Unfortunately, enclosed garages are often utilized for workshops or storage of various paraphernalia. Therefore, the required parking is not available for storage of automobiles. Thus, the City may wish to require that a greater proportion of the parking be maintained as open parking, or that guest parking be required. For example:

Consider requiring at least 0.5 uncovered, open parking spaces per dwelling unit in condominium projects.

This could be in lieu of, or in addition to, existing required parking.

8. CONSISTENCY WITH EXISTING PLANNING PROGRAMS

Section 65300.5 of the California Government Code requires that the various elements of the general plan be consistent and compatible. Further, Section 65860 requires that zoning ordinances be consistent with the general plan.

Generally, the goals and policies proposed in Sections 6 and 7 are consistent with existing planning programs. However, conflicts may exist in certain cases, or zoning amendments may be required for implementation purposes. In other cases, there are no existing policies which bear on the proposed policies and programs, as described below.

POTENTIAL INCONSISTENCIES

Housing Element Program 4b, allowing retention of legal nonconforming units upon City approval, is in conflict with, and will require amendment of, Section 10.68.070C of the Zoning Code, which currently provides for elimination of nonconforming units, upon appropriate notification and procedures.

Housing Element Program 5e, allowing granny flats upon City approval, would require amendment of the Zoning Code in order to provide for such units. Section 10.52.060 of the Municipal Code currently prohibits second family residential units, which are similar. In accordance with Sections 65852.1 and 65852.2 of the California Government Code, the provision of such a unit on a single family lot is not considered to exceed the allowable residential density of the lot, as provided under the general plan and zoning

Housing Element Condominium Parking Policy, per Section 7, would require amendment of Section 10.64.030 of the Zoning Code in order to add an additional parking requirement or modify the existing parking requirement to provide for a portion of the currently required enclosed parking as open parking.

IMPLEMENTATION NEEDED

The following programs are not addressed by any existing planning policies or programs and would require amendment of the Zoning Code for implementation purposes or development of some other means of programs implementation:

Housing Element Program 7c, potential regulation of hotels which could potentially convert to single room occupancy facilities

Condominium policies provided in Section 7, related to condominiums, with the exception of the policy related to parking discussed above

CURRENTLY CONSISTENT

Housing Element Goal 1, neighborhood preservation, is similar to the following existing goal:

Land Use Element Goal 2

Preserve the positive features of each planning area and develop solutions tailored to their unique characteristics.

Housing Element Policy 1, to preserve the scale of development, is similar in character to the following existing goal:

Land Use Element Goal 1

Maintain the low profile development and small town atmosphere of Manhattan Beach.

Housing Element Program 1 calls for enforcement of the existing Zoning Code and is thus consistent with the Code.

Housing Element Policy 2, to encourage dwelling maintenance, is consistent with the intent of the following policy:

Land Use Element Policy 2.2

Encourage the continued upgrading and replacement of substandard beach housing in Planning Areas 1 and 6 within the framework of City codes.

Both policies encourage upgrading of existing housing stock. **Housing Element Program 2 and 7b**, which call for a home improvement loan program, are consistent with this intent, although specific financing is not addressed elsewhere in the General Plan.

Housing Element Goal II, provision of a variety of housing opportunities, is not specifically addressed in other elements of the general plan or in the Zoning Code. However, the land use policies provided in these documents do provide for development of housing with varying development standards at densities ranging from six to sixty five dwelling units per acre. **Housing Element Policy 3**, to provide adequate sites for housing, is consistent with this.

Housing Element Program 3a, permitting continued infill, is consistent with existing general plan policies which provide for increased numbers of dwelling units in all previously developed areas of the City. Section 10.12.030 of the Zoning Code specifically provides for infill on small lots in the El Porto area.

Housing Element Program 3b, providing for a mixture of uses in the Manhattan Village area, is consistent with the Land Use Element land use map and with planned development approvals granted by the City for the area.

Housing Element Program 3c, providing for residential development in certain commercial districts, is consistent with the Land Use Element, which specifically provides for residential uses in areas designated "Local Commercial", "Downtown Commercial", and "North End Commercial". This is also permitted under Section 10.16.020 of the Zoning Code.

Housing Element Program 4a, regulating condominium conversion, is consistent with, and implemented by, the existing Section 10.88.080 of the Zoning Code.

Housing Element Program 5a, providing density bonuses or other incentives for very low, low, and moderate income housing is consistent with Sections 10.52.080 and 10.12.050 J of the Zoning Code, which respectively provide for density bonuses and/or modification of development standards where low income housing is provided. Such density bonuses are not considered to present a conflict with general plan density limits, in accordance with Section 65915 of the California Government Code, which provides for density bonuses above the allowable residential density provided under a land use element of a general plan.

Housing Element Program 5 b, development process streamlining, is not specifically addressed by any existing planning policies, although the City does provide for concurrent processing of project applications as a matter of practice.

Housing Element Program 5c, allowing manufactured housing, is not specifically addressed by existing general plan policies, but is consistent with Section 10.52.100 of the Zoning Code which permits the placement of manufactured housing on single family lots, subject to certain conditions.

Housing Element Goal III, provision of a safe and healthful living environment, is consistent with the intent of the following existing goals:

Infrastructure Element Goal 5

Maintain a sewage system adequate to protect the health and safety of all residents and businesses.

Infrastructure Element Goal 6

Maintain a storm drainage system adequate to protect the lives and property of Manhattan Beach residents.

Hazards Management Element Goal 1

Minimize the hazards to public health, safety, and welfare resulting from natural and man-made emergencies.

Housing Element Policy 7, to eliminate unsafe or unhealthful conditions, is consistent with the intent of these goals.

Housing Element Program 7a, code enforcement, is consistent with these goals and with the following:

Land Use Element Policy 2.2

Encourage the continued upgrading and replacement of substandard beach housing in Planning Areas 1 and 6 within the framework of City codes.

Housing Element Program 7b, housing rehabilitation loans, was discussed previously, in conjunction with Housing Element Program 2.

Housing Element Policy 9, to prevent unhealthful conditions in new development, and Program 9, buffering of residential uses, are consistent with the intent of the following:

Land Use Element Policy 4.2

The city should work with property owners along the west side of Sepulveda Boulevard, south of Marine Avenue, who wish to upgrade and expand their facilities so that traffic and other impacts on adjacent residential areas are mitigated and there is appropriate landscaping and buffering or residences.

Land Use Element Policy 5.2

Require the separation or buffering of low density residential areas from businesses which produce noise, odors, high traffic volumes, light or glare, and parking through the use of landscaping, setbacks, and other techniques.

Land Use Element Goal 7

Protect existing residential neighborhoods from the intrusion of inappropriate and incompatible uses.

Housing Element Policy 12 and Program 12, providing balanced uses so as to reduce commute time and energy consumption, are consistent with City policies providing for a variety of land uses throughout the City and specific City policies providing for mixed use in the Manhattan Village area.

NOT ADDRESSED

The following Housing Element policies and programs do not relate specifically to any specific policies or programs currently existing, and no conflict with any such programs would therefore exist:

Policy 4, to preserve affordable housing stock

Policy 5, to develop low and moderate income housing

Program 5d, working with the private sector

Policy 6, Program 6a, and Program 6b, increasing housing affordability through housing assistance and sharing

Program 7d, interjurisdictional cooperation

Policy 8, to provide fair housing opportunities

Program 8, continuing participation in area wide programs

Goal IV, energy conservation

Policy 11, to encourage energy conservation

Program 11, supporting utility company education efforts

Policy 12, to reduce energy consumed in commuting

Program 12a, providing a balance of land uses

Program 12b, implementing AQMP Regulation XV

9. REVIEW OF PREVIOUS PROGRAMS

Section 65588 of the Government Code requires the periodic review of housing elements. This review is to include an evaluation of the implementation of previously adopted programs and a summary of housing production within the evaluation period. The City of Manhattan Beach has no record that any City housing element has been formally adopted in accordance with procedures prescribed in Section 65585 of the Government Code. However, the City did adopt a housing element at the local level in 1988, and includes housing policy in its Local Coastal Program (LCP).

Implementation of LCP housing policies is discussed in the "Coastal Issues" section of this element. Production of housing for the past portion of the July 1989 to June 1994 housing element review period is discussed in the "Quantified Goals" section of this element. Production of housing in the July 1984 to June 1989 housing period is discussed as follows.

Within the SCAG region, a local jurisdiction's share of the regional housing need for the 1984 to 1989 period was established by SCAG's Regional Housing Allocation Model (RHAM). The RHAM was initially published in April 1983 and revised in June 1984. Under the final 1984 RHAM, Manhattan Beach was assigned the following fair share allocation:

TABLE 52
1984 HOUSING ALLOCATION

Income Group	Income Range	Units Needed
Very Low	Up to 50% of median	74
Low	50% to 80% of median	85
Moderate	80% to 120% of median	104
Upper	More than 120% of median	414
Total		678

Source: SCAG RHAM, Revised June 1984.

In the July 1984 to June 1989 period the following construction activity occurred in Manhattan Beach:

**TABLE 53
HOUSING CONSTRUCTION
1984 - 1989**

	Units Built	Units Demolished	Net Increase
Single Family Detached	562	558	4
Condominiums	396	4	392
Apartments	69	53	16
Duplex Units	70	38	32
TOTAL	1,097	653	444

Source: Manhattan Beach Planning Department records.

No data exists as to the affordability range of new units. Inasmuch as none of the units were constructed with public financial assistance or density bonuses, it would be expected that market rate units would have been provided. Based on previously presented data regarding prevailing housing costs, it may be assumed that ownership units such as single family detached units and condominiums would have been affordable only to upper income households, while rental units, such as apartment and duplex units, may have been affordable to moderate income households as well. It would not be likely that any of the new units would have been affordable to lower income households.

Overall, the net increase in dwelling units fell below that which would have been needed to meet the RHAM allocation. Because the City is nearly built out, production of significantly more units would have been difficult.

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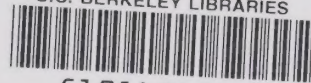
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